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### **Planning Commission Staff Report**

Project Type:Record PlatMeeting Date:January 14, 2019From:Mike Knight, Planner Location:A 223 acre tract of land located north of Wild Horse Creek Road and east of Long<br/>Road.Description:Fienup Farms (Record Plat 3):<br/>Phase 1 of the 223 acre development known as Fienup Farms located north of<br/>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 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.

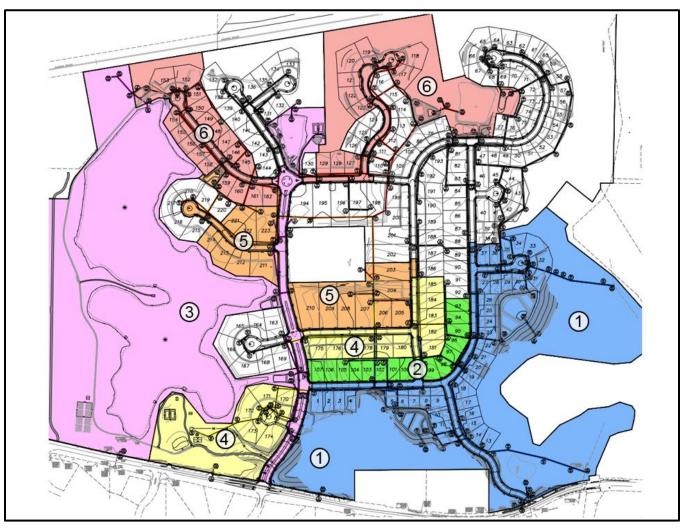


Figure 2: Plats and Associated Improvements

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 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

Fienup Farms Record Plat 3

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

### **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 THREE". BARN OWL LANE (40 FEET WIDE), EDGEWOOD HILL (40 FEET WIDE), FIENUP FARMS BOULEVARD (VARIABLE WIDTH), LAKE MEADOW (40 FEET WIDE). WATERSIDE HEIGHTS (40 FEET WIDE) AND WOODCHUCK PLACE (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 RIGHT-OF-WAY DEDICATIONS, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXX) 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. PUBLIC SIDEWALKS ADJACENT TO 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 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,

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 REQUIREMENTS 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 HOMEOWNERS' ASSOCIATION.

THE TEMPORARY PRIVATE SEWER EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE FIENUP FARMS HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING, STORM SEWER OR SEWERS STORM WATER 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, STORM SEWER OR SEWERS, STORM WATER IMPROVEMENTS, DRAINAGE FACILITIES AND DRAINAGE SWALES. SAID TEMPORARY PRIVATE SEWER EASEMENTS SHALL EXPIRE UPON THE RECORDING OF FUTURE PLATS WHERE THE GROUND COVERED BY SAID EASEMENTS IS GRANTED AS COMMON GROUND TO THE FIENUP FARMS HOMEOWNERS' ASSOCIATION. THEIR SUCCESSORS AND ASSIGNS. AT WHICH TIME THESE TEMPORARY PRIVATE SEWER EASEMENTS WILL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID WITH NO FURTHER ACTION REQUIRED.

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.

PORTIONS OF THE COMMON GROUND/ COMMON OPEN SPACE, A SECTION OF FIENUP FARMS BOULEVARD, AND SOME COMMON GROUND ISLANDS ARE SUBJECT. TO A LARGE LOT RESTRICTION THAT LIMITS THE SIZE OF ANY LOT CREATED BY THIS PLAT OR FUTURE PLATS TO A MINIMUM OF THREE-QUARTERS OF AN ACRE, ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THIS RESTRICTION SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038.

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. 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. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS,

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

WILD HORSE RESIDENTIAL, LLC JHB PROPERTIES, INC. MANAGING MEMBER

BY: JOHN H. BERRA, JR., PRESIDEN<sup>\*</sup> STATE OF MISSOURI

OR AS AMENDED THEREAFTER.

COUNTY OF ST. LOUIS DAY OF

, 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:

NOTARY PUBLIC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST

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 ON THIS PLAT. 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 COUNTY OF ST. LOUIS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_, 2019, BEFORE ME APPEARED \_\_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_\_, AND THAT SAID INSTRUMENT WAS SIGNED ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ACT AND DEED OF SAID ASSOCIATION.

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:

NOTARY PUBLIC

**CITY OF CHESTERFIELD** 

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

BOB NATION. MAYOF

			LOCATION MAP N.T.S.
	ENGINEERS &	mgartner Road ssouri 63129 Fax 314-487-8944	RAILROAD WILD HOD
DRAWN BY:	GFS	MSD P# - 17MSD-00076	WILD HORSE CREEK RD.
THECKED BY:	JAH	DATE: JAN. 8, 2019	MUD ALE RIDGE RIDGE
IOB NO.:	14-06-196	FIENUP FARMS PLAT THREE	CHESTER BRON DR DR DR DR DR DR DR

VICKIE HASS. CITY CLERI

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 FEFT 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 LEET OF CENTERI INF. 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" FAST 5 00 FEFT THENCE NORTH 78°55'20" WEST 250 00 FEFT THENCE NORTH 11°04'40" FAST 5 00 FEFT THENCE NORTH 78°55'20" WEST 150 00 FEFT 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" FAST 120 58 FEET TO A POINT LOCATED ON A SOUTHERN LINE OF SAID AD IUSTED TRACT "A" THENCE ALONG SAID SOUTHERN LINE OF ADJUSTED TRACT "A" NORTH 87°37'40" FAST 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. PARCEL 3A:

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 FEFT 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 THE 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 CENTERI INF 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 LLC 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.

PARCEL 3B:

PARCEL 3C: 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:

PARCEL 4:

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" EAST, 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 14-06-196. BENCHMARKS

PROJECT BENCHMARK 1: ST. LOUIS COUNTY BM 12269 ELEVATION = 546.68 (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 ELEVATION = 472.24 (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 SITE BENCHMARK # ELEVATION = 564.85 (NAVD 88) 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 ESTATES

R/W

# 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

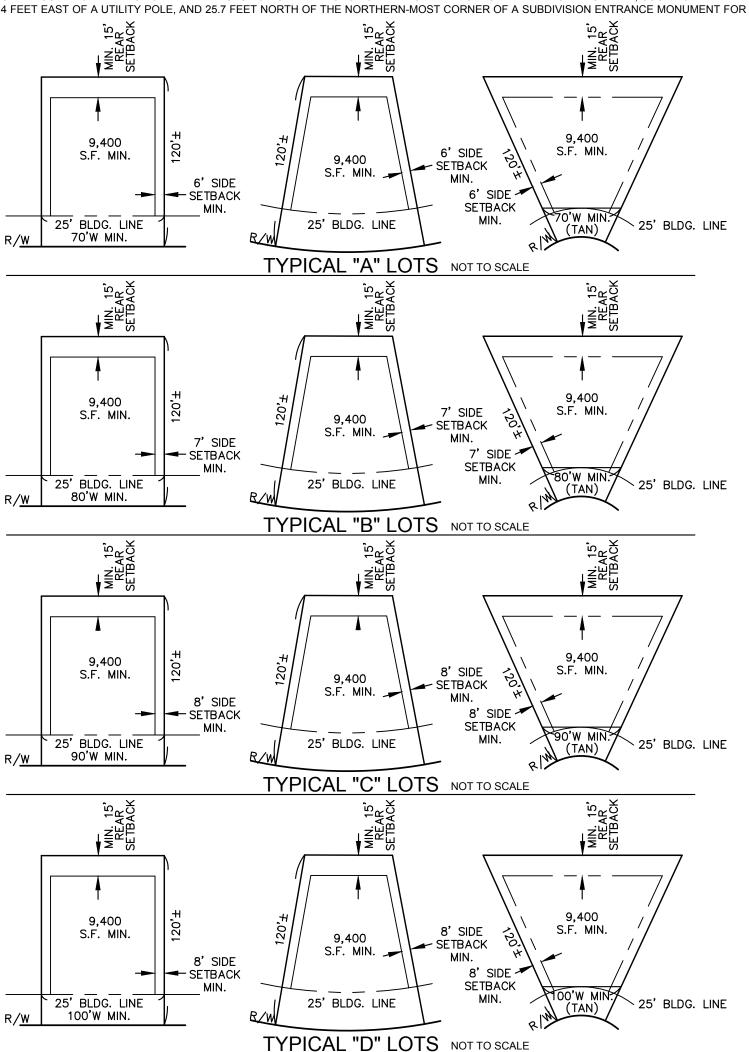
ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

**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. 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" FAST 107 72 FEET THENCE SOUTH 75°14'42" FAST 85 58 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY LLC RAILROAD (100 FEFT 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.

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON TH 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, 1,943.90 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 THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 50°38'14" EAST, 33.25 FEET THENCE NORTH 07°36'07" EAST, 75.30 FEET; THENCE NORTH 81°00'49" EAST, 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 THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14, AND THE CENTERLINE OF BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 82°24'32" EAST, 55.84 FEET HENCE NORTH 71°02'54" EAST, 46.72 FEET; THENCE NORTH 79°10'39" EAST, 284.77 FEET; THENCE NORTH 59°42'54" EAST, 235.37 FEET; THENCE SOUTH 78°08'20" EAST, 11.11 FEET 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 MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196;



**PROPERTY DESCRIPTION (PLAT THREE):** PARCEL 1

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

POINT OF WHICH BEARS NORTH 00°00'00" EAST, AN ARC LENGTH OF 93.91 FEET, A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS NORTH 36°11'40" EAST, 80.70 FEET TO A

370.00 FEET TO THE POINT OF BEGINNING, LESS THAN AND EXCEPTING THE FOLLOWING TRACT OF LAND: CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

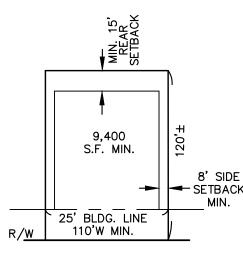
32°35'13" WEST, 265.17 FEET; THENCE NORTH 24°52'48" EAST, 198.16 FEET; THENCE NORTH 81°01'39" EAST, 356.90 TO THE POINT OF BEGINNING, AND CONTAINING 174,033 SQUARE FEET (3.9952 ACRES MORE OR LESS) THE ABOVE DESCRIBED PARCEL 1 CONTAINS 2,416,875 SQUARE FEET (55.4838 ACRES MORE OR LESS). PARCEL 2A: MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196. PARCEL 2B:

LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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. PARCEL 2C: MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE 2017 UNDER ORDER NUMBER 14-06-196 SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017 UNDER ORDER NUMBER 14-06-196.



### 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 SEVERAL TRACTS OF LAND BEING PART OF 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 COMMENCING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO FIENUP FARM INC, RECORDED IN BOOK 13401, PAGE 1842 OF THE ABOVEMENTIONED RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID FIENUP FARM INC. TRACT, SOUTH 00°46'25" WEST, 115.50 FEET TO A FOUND IRON ROD LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), SAID POINT BEING DISTANT 35.00 FEET LEFT OF CENTERLINE STATION 213+18.33 OF WILD HORSE CREEK ROAD. ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259. PAGE 67 OF THE ABOVE MENTIONED RECORDS. SAID CORNER ADDITIONALLY BEING DISTANT SOUTH

00°46'25" WEST 15 47 FEET FROM THE NORTHERN LINE OF U.S. SURVEY 886' THENCE LEAVING THE WESTERN LINE OF SAID FIENUP FARM INC. TRACT AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH). PARALLEL TO AND DISTANT 35.00 FEET NORTHWARDLY OF THE CENTERLINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), NORTH 78°55'20" WEST, 409.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING DISTANT 35.00 FEET LEFT OF CENTERLINE STATION 209+08.54 OF SAID WILD HORSE CREEK ROAD: THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD, ALONG A LINE PARALLEL TO AND DISTANT 35.00 FEET NORTHWARDLY OF THE CENTERLINE OF SAID WILD HORSE CREEK ROAD THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 78°55'20" WEST, 210.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 195.47 FEET, A RADIUS OF 5,694.65 FEET, THE CHORD OF WHICH BEARS NORTH 77°56'20" WEST, 195.46 FEET TO A POINT; THENCE ALONG A NON-TANGENT LINE NORTH 76°54'48" WEST, 295.57 FEET TO A POINT LOCATED ON THE EASTERN LINE OF A TRACT OF LAND CONVEYED TO FIRST BAPTIST CHURCH OF CHESTERFIELD, RECORDED IN BOOK 10998, PAGE 1382 OF THE ABOVEMENTIONED RECORDS, SAID POINT BEING LOCATED 35.00 FEET LEFT OF CENTERLINE STATION 202+06.28 OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1161, PAGE 245 OF THE ABOVEMENTIONED RECORDS, FROM WHICH POINT AN IRON PIPE BEARS SOUTH 00°50'50" WEST, 4.92 FEET; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH) AND PROCEEDING ALONG THE EASTERN LINE OF SAID FIRST BAPTIST CHURCH OF CHESTERFIELD TRACT, NORTH 00°50'20" EAST, 1,521.95 FEET TO THE SOUTHWESTERN CORNER OF ADJUSTED TRACT "B" OF THE ABOVEMENTIONED FIENUP FARM - BOUNDARY ADJUSTMENT PLAT: THENCE PROCEEDING ALONG THE SOUTHERN AND EASTERN LINES OF SAID ADJUSTED TRACT "B". THE FOLLOWING COURSES, DISTANCES AND CURVES: THENCE SOUTH 89'09'40" EAST. 150.53 FEET: THENCE NORTH 09'46'26" EAST. 57.18 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE RIGHT. AN ARC LENGTH OF 110 45 FEET A RADIUS OF 211 49 FEET THE CHORD OF WHICH BEARS NORTH 24°44'07" FAST 109 20 FEET TO A POINT OF TANGENCY. THENCE NORTH 39°41'49" FAST 202 63 FEET

THENCE NORTH 10°22'30" WEST, 503.71 FEET TO A FOUND IRON PIPE LOCATED ON THE NORTHEASTERN CORNER OF SAID ADJUSTED TRACT "B". SAID CORNER BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVEMENTIONED RECORDS; THENCE PROCEEDING ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 295.00 FEET TO A POINT: THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 09°29'06" EAST, 280.00 FEET; THENCE NORTH 66°24'18" EAST, 160.00 FEET; THENCE SOUTH 83°22'00" EAST, 65.00 FEET; THENCE ALONG A NON-RADIAL ARC TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 86°05'37" EAST, AN ARC LENGTH OF 51.29 FEET, A RADIUS OF 54.00 FEET, THE CHORD OF WHICH BEARS SOUTH 31°06'57" EAST, 49.38 FEET; THENCE ALONG A RADIAL LINE, SOUTH 31°40'28" WEST. 125.00 FEET: THENCE SOUTH 33°25'25" EAST. 167.92 FEET: THENCE SOUTH 39°01'37" EAST. 90.20 FEET: THENCE SOUTH 45°21'12" EAST. 90.75 FEET: THENCE SOUTH 39°01'37" EAS 72.04 FEET; THENCE SOUTH 50°58'23" WEST, 41.11 FEET; THENCE SOUTH 86°44'21" WEST, 135.62 FEET; THENCE SOUTH 51°53'36" WEST, 52.13 FEET; THENCE SOUTH 35°08'40" WEST. 79.79 FEET; THENCE SOUTH 17°02'52" WEST, 90.00 FEET; THENCE SOUTH 01°58'30" WEST, 63.75 FEET; THENCE SOUTH 40°06'32" EAST, 134.71 FEET; THENCE SOUTH 49°30'47" EAS 50.00 FEET; THENCE SOUTH 81°34'09" EAST; 115.68 FEET; THENCE SOUTH 50°17'48" EAST, 110.03 FEET; THENCE SOUTH 14°51'33" EAST, 70.55 FEET; THENCE SOUTH 62°22'49" EAST 163.01 FEET; THENCE SOUTH 87°41'07" EAST, 174.52 FEET; THENCE SOUTH 57°09'19" EAST, 117.03 FEET; THENCE NORTH 00°57'00" WEST, 212.85 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 45°57'00" WEST, 28.28 FEET; THENCE ALONG A RADIAL LINE NORTH 00°57'00" WEST 40.00 FEFT THENCE ALONG A RADIAL ARC TO THE LEFT AN ARC LENGTH OF 31.42 FEFT A RADIUS OF 20.00 FEFT THE CHORD OF WHICH BEARS NORTH 44°03'00" EAST. 28.28 FEET TO A POINT OF TANGENCY: THENCE NORTH 00°57'00" WEST. 105.36 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 76.93 FEET, A RADIUS OF 600.00 FEET. THE CHORD OF WHICH BEARS NORTH 02°43'23" EAST, 76.88 FEET TO A POINT OF TANGENCY: THENCE NORTH 06°23'47" EAST, 122.74 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT AN ARC LENGTH OF 84.12 FEET, A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS NORTH 41°48'07" WEST, 74.55 FEET; THENCE ALONG A NON-RADIAL LINE, NORTH 03°15'58" WEST, 40.06 FEET; THENCE ALONG AN NON-RADIAL ARC TO THE LEFT; THE RADIUS

POINT OF TANGENCY; THENCE NORTH 17°36'40" WEST, 7.17 FEET; THENCE NORTH 72°23'20" EAST, 40.00 FEET; THENCE NORTH 17°36'40" WEST, 86.20 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 83.87 FEET, A RADIUS OF 270.00 FEET, THE CHORD OF WHICH BEARS NORTH 26°30'34" WEST, 83.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°24'29" WEST, 111.07 FEET; THENCE NORTH 54°35'31" EAST, 197.40 FEET; THENCE NORTH 89°03'00" EAST, 220.00 FEET; THENCE SOUTH 00°57'00" EAST, 236.01 FEET; THENCE SOUTH 89°03'00" WEST, 42.76 FEET; THENCE SOUTH 00°57'00" EAST, 50.00 FEET; THENCE SOUTH 89°03'00" WEST, 89.87 FEET; THENCE SOUTH 19°03'00" WEST, 52.96 FEET; THENCE SOUTH 00°57'00" EAST, 103.24 FEET; THENCE ALONG A NON-RADIAL ARC TO THE LEFT, THE RADIUS OF WHICH BEARS NORTH 02°10'25" WEST AN ARC LENGTH OF 3.23 FEET, A RADIUS OF 75.00 FEET, THE CHORD OF WHICH BEARS NORTH 86°35'29" EAST, 3.23 FEET; THENCE ALONG A RADIAL LINE, SOUTH 04°38'38" EAST. 40.00 FEET; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 61.87 FEET, A RADIUS OF 75.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°43'20" WEST, 60.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 7.40 FEET, A RADIUS OF 65.00 FEET, THE CHORD OF WHICH BEARS SOUTH 41°20'56" WEST 7 39 FEET TO A POINT OF REVERSE CURVATURE. THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 50 02 FEET, A RADIUS OF 75 00 FEET, THE CHORD OF WHICH BEARS SOUTH 25°30'10" WEST, 49.10 FEET TO A POINT OF TANGENCY: THENCE SOUTH 06°23'47" WEST, 151.07 FEET; THENCE SOUTH 09°15'31" WEST, 55.74 FEET TO A FOUND IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF TRACT "C" OF A RESUBDIVISION OF PART A OF FIENUP TRACT "A MINOR SUBDIVISION" RECORDED IN PLAT BOOK 227. PAGE 99 OF THE ABOVEMENTIONED RECORDS: THENCE ALONG THE WESTERN LINE OF SAID TRACT "C" AND ITS SOUTHERLY PROLONGATION. SOUTH 00°57'00" EAST, 352.03 FEET TO A POINT OF CURVATURE; THENCE PROCEEDING THE FOLLOWING COURSES, DISTANCES AND CURVES; THENCE ALONG AN ARC TO THE LEFT AN ARC LENGTH OF 74.05 FEET, A

RADIUS OF 300.00 FEET, THE CHORD OF WHICH BEARS SOUTH 08°01'17" EAST, 73.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°05'34" EAST, 225.13 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.40 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 60°04'34" EAST, 28.28 FEET; THENCE ALONG A NON-RADIAL LINE, SOUTH 15°07'55" EAST, 40.00 FEET; THENCE ALONG A NON-RADIAL ARC TO THE LEFT; THE RADIUS POINT OF WHICH BEARS SOUTH 15°02'50" EAST, AN ARC LENGTH OF 31.43 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 29°55'48" WEST, 28.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°05'34" EAST, 70.48 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 182.69 FEET, A RADIUS OF 785.00 FEET, THE CHORD OF WHICH BEARS SOUTH 08°25'32" EAST, 182.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.13 FEET, A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS SOUTH 46°21'15" EAST, 28.08 FEET; THENCE ALONG A NON-RADIAL LINE SOUTH 03°07'41" WEST, 40.10 FEET; THENCE ALONG A NON-RADIAL ARC TO THE LEFT; THE RADIUS POINT OF WHICH BEARS SOUTH 00°57'00" EAST, AN ARC LENGTH OF 29.71 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 46°29'45" WEST 27.05 FEET TO A POINT OF REVERSE CURVATURE. THENCE ALONG AN ARC TO THE RIGHT AN ARC LENGTH OF 503.20 FEET A RADIUS OF 785.00 FEET. THE CHORD OF WHICH BEARS SOUTH 22°18'20" WEST 494 63 FEET TO A POINT OF REVERSE CURVATURE. THENCE ALONG AN ARC TO THE LEFT AN ARC LENGTH OF 120 50 FEET A RADIUS OF 265 00 FEET THE CHORD OF WHICH BEARS SOUTH 27°38'33" WEST 119 47 FEET TO A POINT OF COMPOUND CURVATURE. THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 32 65 FEE A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS SOUTH 32°09'13" EAST. 29.14 FEET TO A POINT OF INVERSE TANGENCY ALONG THE NORTHERN RIGHT-OF-WAY OF WILD. HORSE CREEK ROAD (VARIABLE WIDTH) SAID POINT BEING DISTANT 40:00 FEET LEFT OF CENTERI INF STATION 217+13:28 OF THE CENTERI INF OF WILD HORSE CREEK ROAD (VARIABLE WIDTH) AS ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259 PAGE 67 OF THE ABOVEMENTIONED RECORDS. THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF LAST SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 41.46 FEET, THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 72.95 FEET TO A POINT OF INVERSE CURVATURE BEING DISTANT 45.00 FEET LEFT OF CENTERLINE STATION 215+98.87 OF THE CENTERLINE OF LAST SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING THE FOLLOWING COURSES. ISTANCES, AND CURVES: THENCE ALONG AN INVERSELY TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 30.30 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEAR

NORTH 57°40'55" EAST, 27.48 FEET TO A POINT OF REVERSE CURVATURE: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 101.00 FEET, A RADIUS OF 339.50 FEET, THE CHORD OF WHICH BEARS NORTH 22°48'29" EAST, 100.62 FEET; THENCE ALONG A NON-TANGENT LINE, NORTH 40°40'10" EAST, 55.09 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 196.09 FEET, A RADIUS OF 715.00 FEET, THE CHORD OF WHICH BEARS NORTH 32°48'47" EAST, 195.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 32.57 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 21°41'36" WEST. 29.09 FEET; THENCE ALONG A RADIAL LINE, NORTH 21°39'25" EAST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE LEFT, AN ARC LENGTH OF 32.57 FEET, A RADIUS OF 20.00 FEET THE CHORD OF WHICH BEARS NORTH 65°00/26" FAST 29 09 FEET TO A POINT OF COMPOUND CURVATURE. THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 196 41 FEET A RADIUS OF 715 00 FEET THE CHORD OF WHICH BEARS NORTH 10°29'17" FAST 195 79 FEET THENCE ALONG A NON-RADIAL LINE NORTH 81°00'46" WEST 223 41 FEET THENCE SOUTH 79°13'36" WEST. 107.02 FEET: THENCE SOUTH 27°51'28" WEST, 128.00 FEET; THENCE SOUTH 16°08'53" WEST, 128.00 FEET; THENCE NORTH 88°51'33" WEST, 164.84 FEET: THENCE NORTH 38°27'56" WEST, 233.75 FEET: THENCE NORTH 77°25'30" WEST, 70.00 FEET; THENCE SOUTH 45°37'41" WEST, 110.00 FEET; THENCE SOUTH 11°04'40" WEST, A TRACT OF LAND BEING PART OF TRACT "A" OF FIENLIP TRACT - BOUNDARY ADJUSTMENT PLAT A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366 PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF

COMMENCING AT A FOUND IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF TRACT "C" OF A RESUBDIVISION OF PART A OF FIENUP TRACT "A MINOR SUBDIVISION" RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID TRACT "C", SOUTH 00°57'00" EAST, 350.00 FEET TO A FOUND IRON PIPE LOCATED ON THE SOUTHWESTERN CORNER OF SAID TRACT "C"; THENCE PROCEEDING ALONG A LINE BEING THE WESTERLY PROLONGATION OF THE SOUTHERN LINE OF SAID TRACT "C. SOUTH 89°03'00" WEST. 60.00 FEET TO A POINT: THENCE LEAVING SAID WESTERLY PROLONGATION AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 00°57'00" EAST, 37.99 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 98.73 FEET. A RADIUS OF 400.00 FEET, THE CHORD OF WHICH BEARS SOUTH 08°01'17" EAST, 98.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°05'34" EAST, 18.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 15°05'34" EAST, 161.79 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 29°54'26" WEST. 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°54'26" WEST, 17.50 FEET; THENCE SOUTH 15°05'34" EAST, 40.00 FEET; THENCE NORTH 74°54'26" EAST, 17.50 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 60°05'34" EAST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°05'34" EAST, 70.48 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 90.01 FEET, A RADIUS OF 715 00 FEFT THE CHORD OF WHICH BEARS SOUTH 11°29'11" FAST 89 95 FEFT: THENCE ALONG A NON-RADIAL LINE. SOUTH 79°59'38" WEST 398 37 FEFT: THENCE NORTH

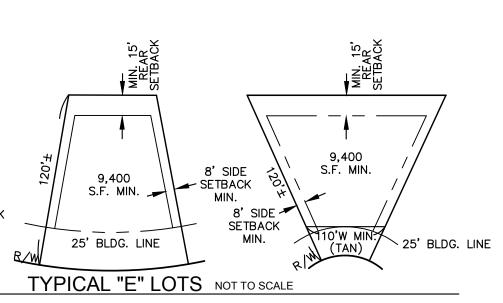
### A TRACT OF LAND BEING PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING 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 THE 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. LLC 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 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.

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" 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" 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

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, 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, 1,943,90 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 THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 50°38'14" EAST, 33.25 FEET; THENCE NORTH 07°36'07" EAST, 75.30 FEET; THENCE NORTH 81°00'49" EAST, 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 THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14, AND THE CENTERLINE OF BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 82°24'32" EAST, 55.84 FEET: THENCE NORTH 71°02'54" EAST, 46.72 FEET; THENCE NORTH 79°10'39" EAST, 284.77 FEET; THENCE NORTH 59°42'54" EAST, 235.37 FEET; THENCE SOUTH 78°08'20" EAST, 11.11 FEET 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 MORE THE TOTAL AREA OF THE ABOVE DESCRIBED TRACTS OF LAND CALLED OUT, CONTAIN A COMBINED 2,548,308 SQUARE FEET (58.5011 ACRES MORE OR LESS), ACCORDING TO A



SURVEYOR'S NOTES

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

THIS PLAT CONTAINS 2,548,308 SQUARE FEET (58,5011 ACRES MORE OR LESS).

3. THE PLAT ONLY CREATES COMMON GROUND/ COMMON OPEN SPACE. IT DOES NOT CREATE ANY DEVELOPABLE RESIDENTIAL LOTS. 4. THE SUBJECT TRACT IS LOCATED WITHIN ZIP CODE 63005 ACCORDING TO ST. LOUIS COUNTY, MISSOURI GIS. 5. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE

. BASIS OF BEARINGS THE WESTERN LINE OF ADJUSTED TRACT "A" OF THE FIENUP TRACT - BOUN PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

SOURCE OF RECORD DESCRIPTION: SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, REC WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 916, SPECIAL WARRANTY DEED 23052 PAGE 925 QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL LLC RECORDED IN BOOK 2 RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 941, ALL RECORDED IN THE ST. LOUIS COUNTY

3. THE SUBJECT TRACT IS CURRENTLY ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT PE AUGUST 21, 2017. THE SUBJECT PARCEL SHOWN HEREON IS DETERMINED TO BE LOCATED IN AREA'S DESIGNATED AS

NATIONAL FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORA 29189C0163K, EFFECTIVE DATE FEBRUARY 4, 2015, AND PANEL NUMBER 165 OF 845, MAP NUMBER 2 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

10 PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. 11. NOTE: ALL REFERENCES TO FIENUP FARMS PLAT ONE, ARE ACCORDING TO THE PLAT THEREOF

THE ST. LOUIS COUNTY RECORDS. NOTE: ALL REFERENCES TO FIENUP FARMS PLAT TWO, ARE ACCORDING TO THE PLAT THEREOF THE ST. LOUIS COUNTY RECORDS. 12. ALL FUTURE DEVELOPMENT AREAS ARE TO BE PLATTED AT A LATER DATE AS PART OF FUTURE P

TO ANY EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT. 3. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A PRO FORMA POLICY FURN INC, WITH A COMMITMENT FILE NUMBER OF 1604861 WITH AN EFFECTIVE DATE OF MAY 30, 2018. 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. ITEM NO. 5: INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO. 6: TEN-FOOT EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1427 PAGE 278. DOES NOT AFFECT 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. ITEM NO. 8-9: INTENTIONALLY DELETED BY TITLE COMPANY EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7933 PAGE 884 ITEM NO 10 AFFECTS THE PROPERTY AND IS SHOWN. (AFFECTS PARCEL 3C, NORTH OF THE RAILROAD) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BONHOMME ITEM NO. 1 CREEK AND CAULKS CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. (AFFECTS PARCELS 1 AND 3C RESPECTIVELY) 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 ITEM NO. 13: AND 3C. PARCELS ARE LOCATED NORTH OF UNION PACIFIC RAIL ROAD PROPERTY AND IDENTIFIED AS PARCELS 3 A, B, AND C RESPECTIVELY. ITEM NO. 14-15: INTENTIONALLY DELETED BY TITLE COMPANY. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE ITEM NO. 16: OF THE ST. LOUIS COUNTY RECORDS AND REMAINING PORTION OF WHICH AFFECTS THE SUBJECT TRACT AS SHOWN HEREON, BOOK

, PAGE 1765 HAS BEEN RELEASED BY INSTRUMENT RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ AND NO LONGER AFFECTS THE SUBJEC TRACT EASEMENT GRANTED FOR WATER PIPE TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8444 PAGE ITEM NO. 17: 1593. DOES NOT AFFECT THE SUBJECT TRACT. INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO 18<sup>.</sup>

ITEM NO. 20: PROPERTY AND IS SHOWN HEREON. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 19: 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. DOES NOT AFFECT THE SUBJECT TRACT. EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 19817 PAGE 1395. AFFECTS THE SUBJECT EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7298 PAGE 864. DOES ITEM NO. 21 NOT AFFECT THE SUBJECT TRACT. EASEMENT GRANTED TO THE METROPOLITAN ST.LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7368 PAGE 1620. DOES ITEM NO. 22: NOT AFFECT THE SUBJECT TRACT EASEMENT FOR INGRESS AND EGRESS GRANTED TO ELAINE K. NAVARRO PER THE INSTRUMENT RECORDED IN BOOK 7511 PAGE 1392, AS ITEM NO. 23 AMENDED BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1597. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON (AFFECTS THE WEST SIDE OF PARCEL 1) FIFTY-FOOT BUILDING LINE THAT RUNS WITH PROPERTY ALONG WILD HORSE CREEK ROAD AND DEDICATIONS ACCORDING TO THE PLATS ITEM NO. 24: 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 ITEM NO. 25: BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1556. ACCORDING TO THE TERMS OF THE EASEMENT, THIS EASEMENT IS RELEASED BY THE CREATION OF FIENUP FARMS BOULEVARD, WHICH PROVIDES ACCESS TO THE MARY ANN SMYTHE TRACT BY THE RECORDING OF THIS PLAT AND NO LONGER AFFECTS 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 ITEM NO. 29: TRACT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198. (AFFECTS PARCEL 1) NOT CREATE ANY NEW EASEMENTS OR BUILDING LINES.

THIS BOUNDARY ADJUSTMENT PLAT ONLY ADJUSTS A COMMON PROPERTY LINE AT THE NORTHWEST CORNER OF PARCEL 1 AND DOES ITEM NO. 30: 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. 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. ITEM NO. 36:

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 ORDINANCE NUMBER 2971 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. A 15 FOOT WIDE UTILITY EASEMENT LOCATED ON THE WESTERN EDGE OF THE COMMON GROUND IS GRANTED BY INSTRUMENT RECORDED IN BOOK 23052, PAGE 966 WHICH WAS RECORDED AFTER THE EFFECTIVE DATE OF THE ABOVE MENTIONED TITLE COMMITMENT AND AFFECTS THE SUBJECT TRACT. SAID DOCUMENT GRANTS UTILITY EASEMENTS TO MISSOURI AMERICAN WATER COMPANY, UNION ELECTRIC COMPANY D/B/A/ AMEREN MISSOURI, CHARTER COMMUNICATIONS, SPIRE MISSOURI INC., SOUTHWESTERN BELL TELEPHONE, L.P., D/B/A/AT&T MISSOURI AND ELAINE K. NAVARO. THE EASEMENTS GRANTED BY INSTRUMENT RECORDED IN BOOK 23052, PAGE 948 WHICH WAS RECORDED AFTER THE EFFECTIVE DATE

NOTE: OF THE ABOVE MENTIONED TITLE COMMITMENT AFFECT THE SUBJECT TRACT AS SHOWN HEREON. SAID DOCUMENT GRANTS UTILITY EASEMENTS TO MISSOURI AMERICAN WATER COMPANY. UNION ELECTRIC 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. PORTIONS OF THE COMMON GROUND/ COMMON OPEN SPACE, A SECTION OF FIENUP FARMS BOULEVARD AND SOME COMMON GROUND NOTE: ISLANDS ARE SUBJECT TO A LARGE LOT RESTRICTION THAT LIMITS THE SIZE OF ANY LOT CREATED BY THIS PLAT OR FUTURE PLATS TO A MINIMUM OF THREE-QUARTERS OF AN ACRE, ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THIS RESTRICTION WAS

NOT MENTIONED IN THE ABOVE TITLE COMMITMENT, AND SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. NOTE: 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.

AVERAGE COMBINED GRID FACTOR = 0.999913820 (1 METER = 3.28083333 FEET)

STATEMENT OF STATE PLANE COORDINATE TIE: STATE PLANE COORDINATES WERE DETERMINED ON DECEMBER 16, 2016 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 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 PLANÉ COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI 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 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.

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 14-06-196 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD

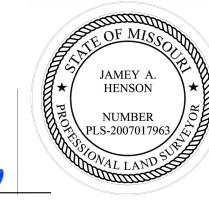
ITEM NO. 37

NOTE:

ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440

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 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", 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 "URBAN" CLASS PROPERTY IN FEFECT AT THE DATE OF THIS PLAT

THE STERLING COMPANY MO. REG. 307-D

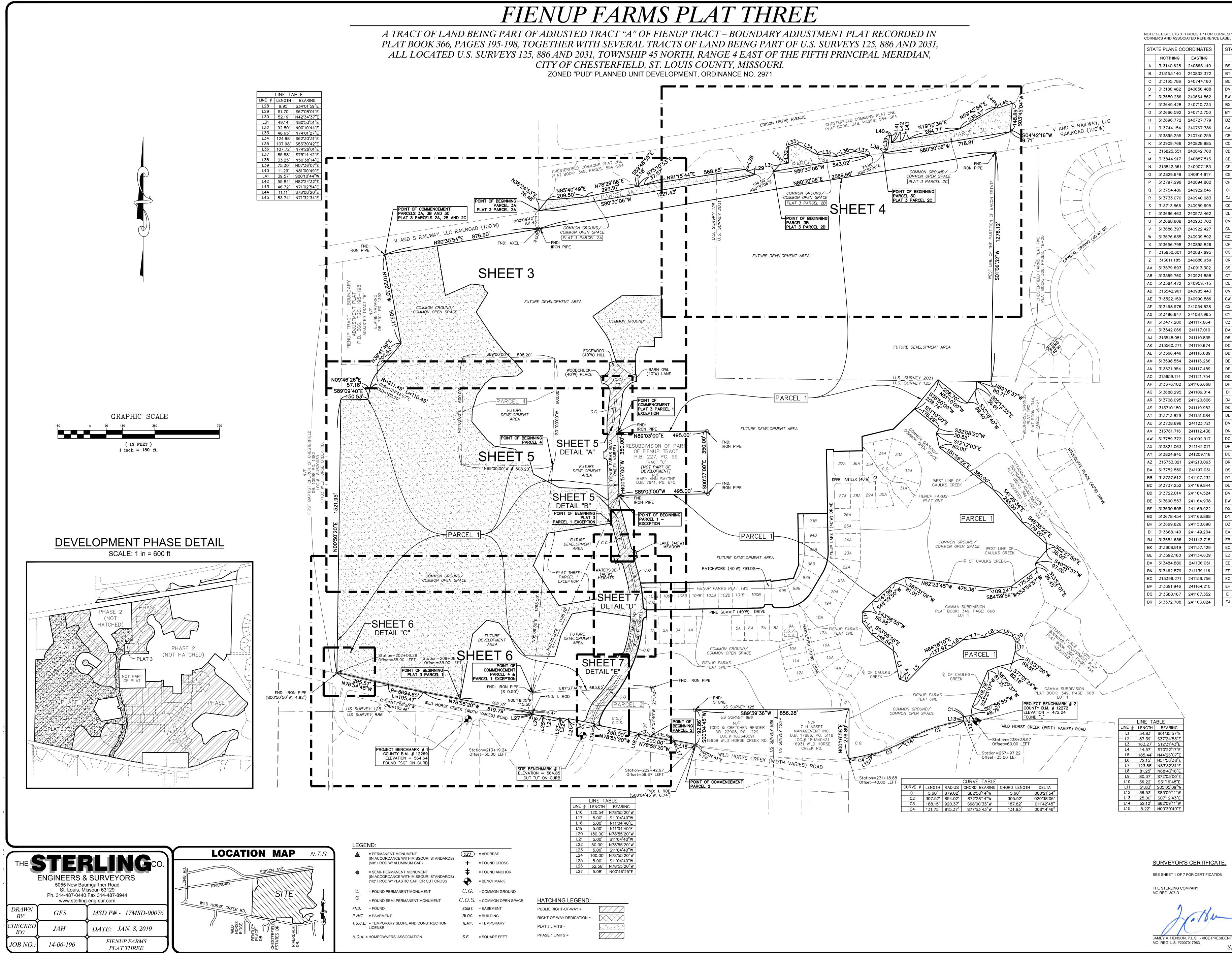


JAMEY A. HENSON, P.L.S. - VICE PRESIDEN MO. REG. L.S. #2007017963

NDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366,
ECORDED IN BOOK 23052, PAGE 895, QUIT CLAIM DEED TO D TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 935 AND QUIT CLAIM DEED TO WILD HORSE 7, MISSOURI RECORDS.
R CITY OF CHESTERFIELD ORDINANCE NO. 2971, DATED
AS IN FLOOD ZONE "X" AND ZONE "AE", ACCORDING TO THE ATED AREAS; PANEL NUMBER 163 OF 845, MAP NUMBER 19189C0165K, EFFECTIVE DATE FEBRUARY 4, 2015.
1% CHANCE ANNUAL FLOOD.
_ GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS
RECORDED IN PLAT BOOK 367, PAGES OF
RECORDED IN PLAT BOOK 367, PAGES OF
PLATS. FUTURE DEVELOPMENT AREAS ARE STILL SUBJECT
RNISHED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, THE NOTES REGARDING SCHEDULE B, SECTION II OF THE

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

SHEET 1 OF 7



SURVEYOR'S CERTIFICATE:

UGH 7 FOR CORRESPONDING STATE PLANE

JGH 7 FOR CORRESPONDING STATE PLANE D REFERENCE LABELS.						
DINATES	STA	TE PLANE CC	ORDINATES			
ASTING		NORTHING	EASTING			
0865.140	BS	313351.951	241168.546			
0802.372	ВТ	313296.969	241176.498			
0744.160	BU	313291.040	241182.672			
)656.488 )664.862	BV BW	313278.839 313273.184	241181.963 241175.964			
004.002	BX	313133.909	241173.904			
0713.750	BY	313101.712	241101.268			
)727.779	BZ	313094.176	241105.970			
0767.386	CA	313096.646	241093.578			
0740.255	СВ	313098.141	241093.876			
828.985	СС	313102.487	241072.073			
842.760	CD	313106.940	241079.166			
0887.513	CE	313135.169	241091.151			
907.183	CF	313147.867	241102.137			
0914.917	CG	313197.826	241134.591			
894.802	СН	313206.075	241131.343			
922.846	CI	313217.390	241135.880			
940.083	CJ	313221.108	241143.928			
959.695	СК	313279.746	241154.990			
973.462	CL	313290.612	241087.772			
963.702	CM	313284.625	241055.710			
)922.427	CN CO	313250.197 313212.762	241037.364 241026.386			
909.892						
0895.826 0887.695	CP CQ	313213.934 313269.865	240976.160 240932.035			
0886.959		313274.581	240932.033			
)913.302	CR	313251.219	240911.229			
)924.858	СТ	313438.437	240887.185			
)959.715	CU	313390.786	241136.139			
985.443	cv	313383.329	241131.815			
990.886	cw	313381.957	241126.661			
034.828	сх	313370.176	241129.795			
087.965	CY	313371.547	241134.949			
1117.864	CZ	313367.224	241142.407			
1117.010	DA	313346.466	241147.929			
1110.835	DB	313319.583	241153.296			
1110.674	DC	313298.896	241033.659			
1116.689	DD	313367.138	240990.366			
1116.266	DE	313421.839	241015.961			
1117.459	DF	313968.867	241001.485			
1121.754	DG	313987.076	241016.027			
106.668		313991.668	241079.711			
1106.014		314009.590 314009.099	241169.361			
120.606 1119.952	DI	314011.990	241170.197 241181.276			
1131.584		314037.733	241352.664			
1123.721	DM	314035.214	241354.352			
1112.436	DN	314029.042	241368.849			
092.917	DO	314034.193	241400.294			
1142.071	DP	314045.868	241411.095			
1209.116	DQ	314048.187	241425.891			
210.063	DR	314076.469	241426.076			
1197.031	DS	314080.502	241440.344			
197.232	DT	314062.803	241474.074			
169.844	DU	314058.973	241506.759			
164.524	DV	314067.675	241538.415			
164.938	DW	314060.946	241563.616			
165.922	DX	314064.636	241586.144			
166.868		314071.036	241594.001			
140.204		314093.774	241597.115			
149.204	EA FB	314094.300 314082.240	241600.515 241600.436			
1142.715	EB	314082.240	241600.436 241617.313			
134.639	ED	314089.009	241617.313			
1136.051	EE	314105.014	241830.798			
1139.116	EF	314140.978	241778.166			
156.756	EG	314140.271	241781.478			
1164.210	EH	314148.268	241805.714			
167.352	EI	314102.998	241802.590			
163.024	EJ	314100.049	241802.338			
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SHEET 2 OF

JAMEY A.

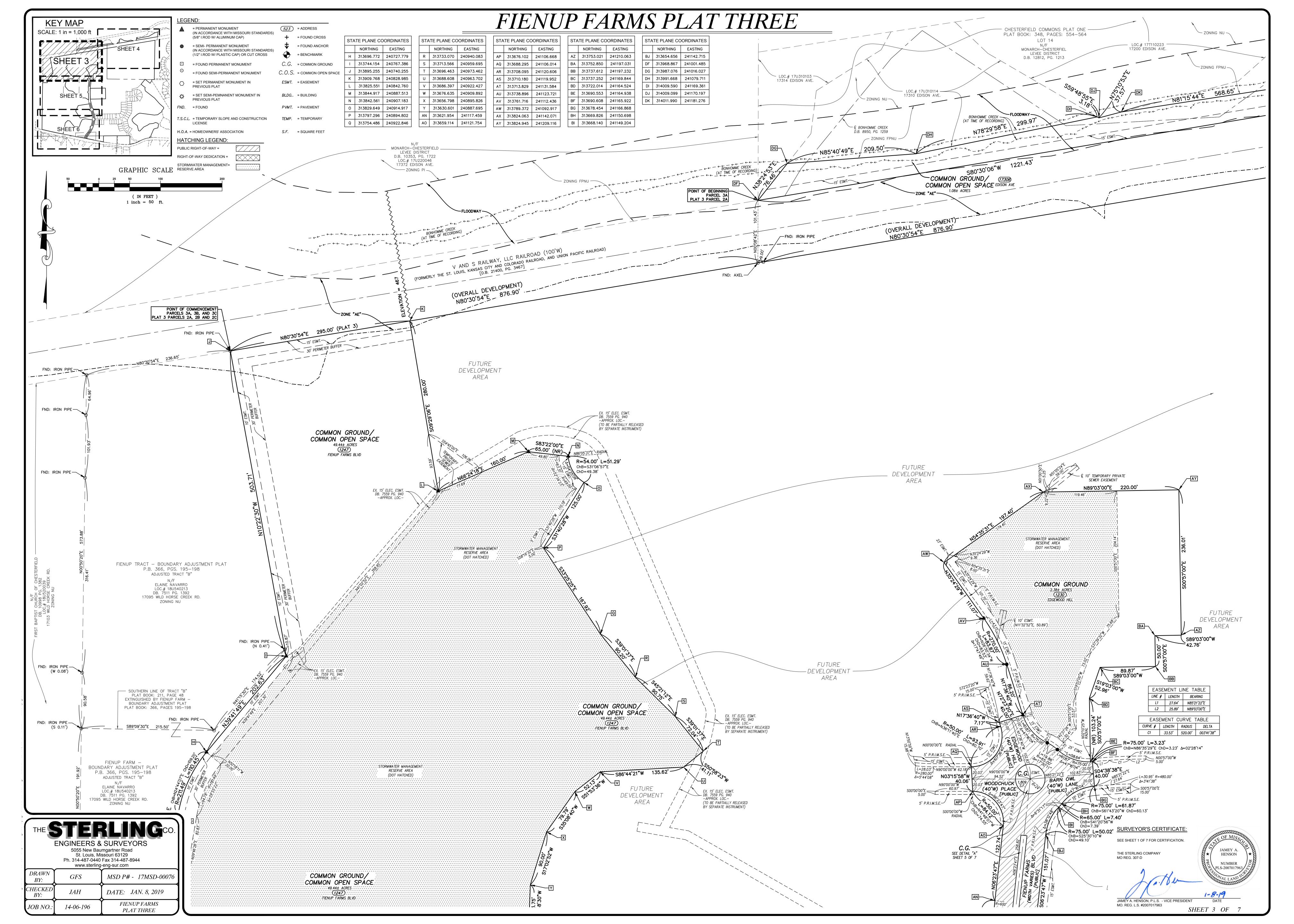
HENSON

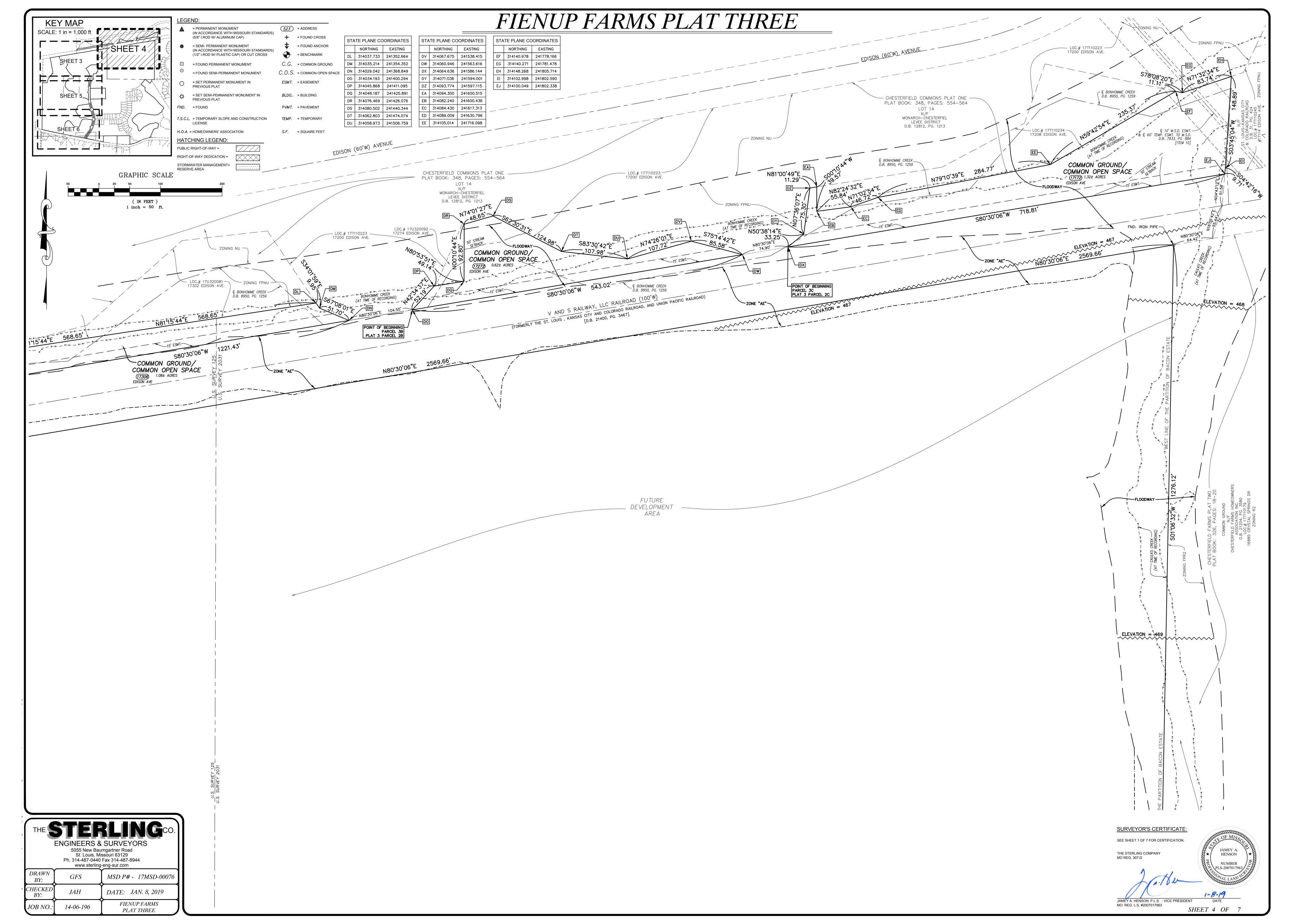
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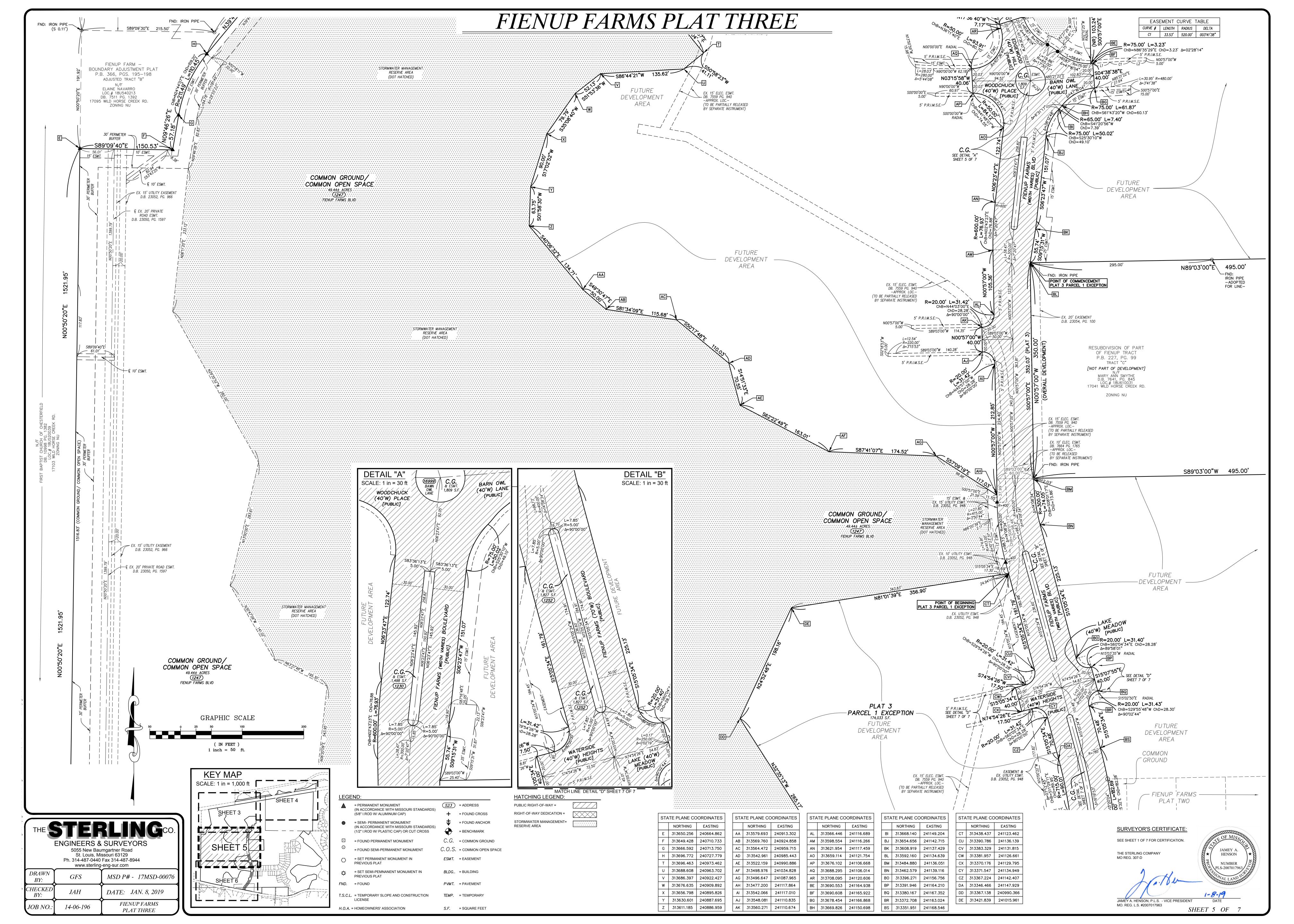
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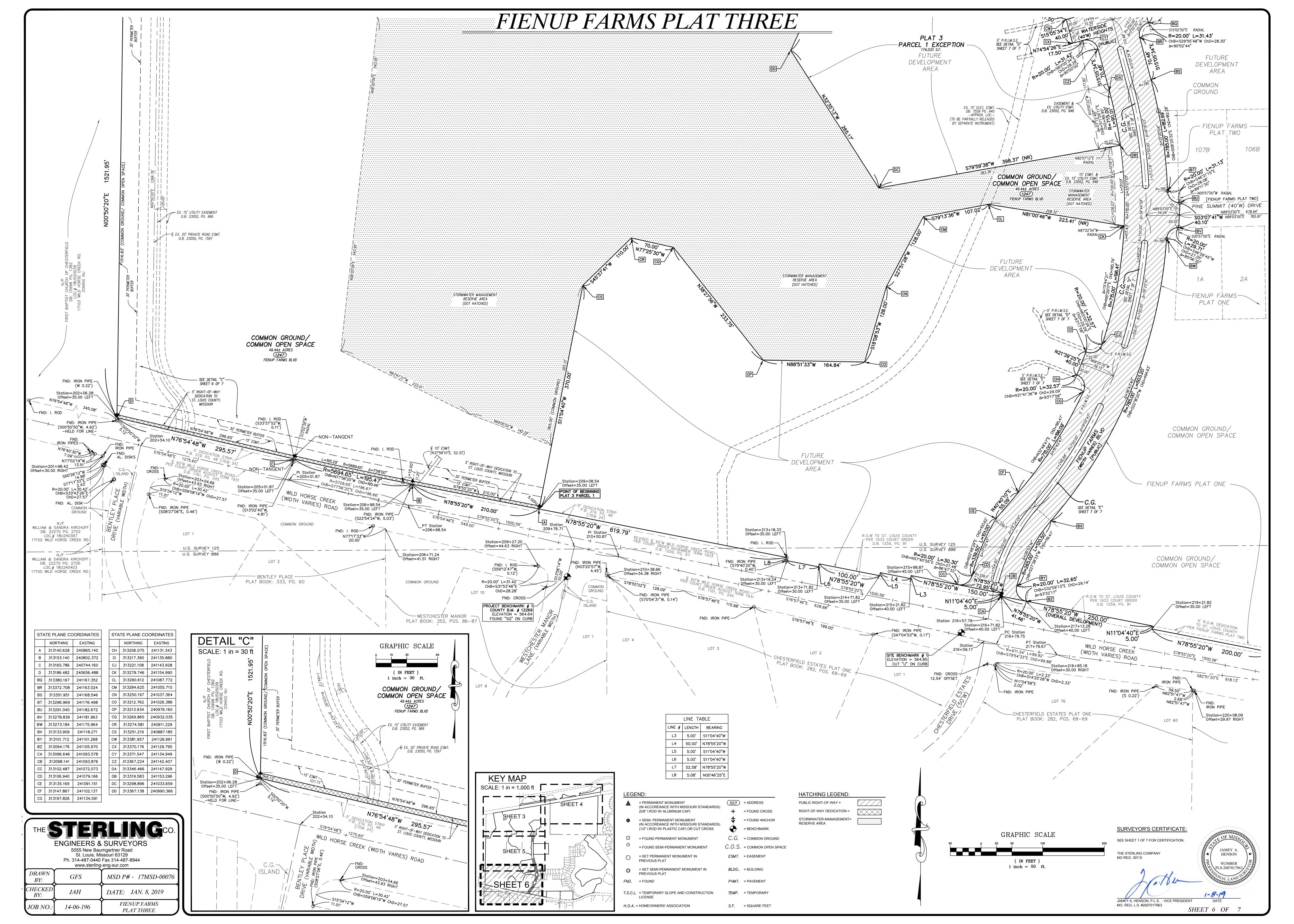
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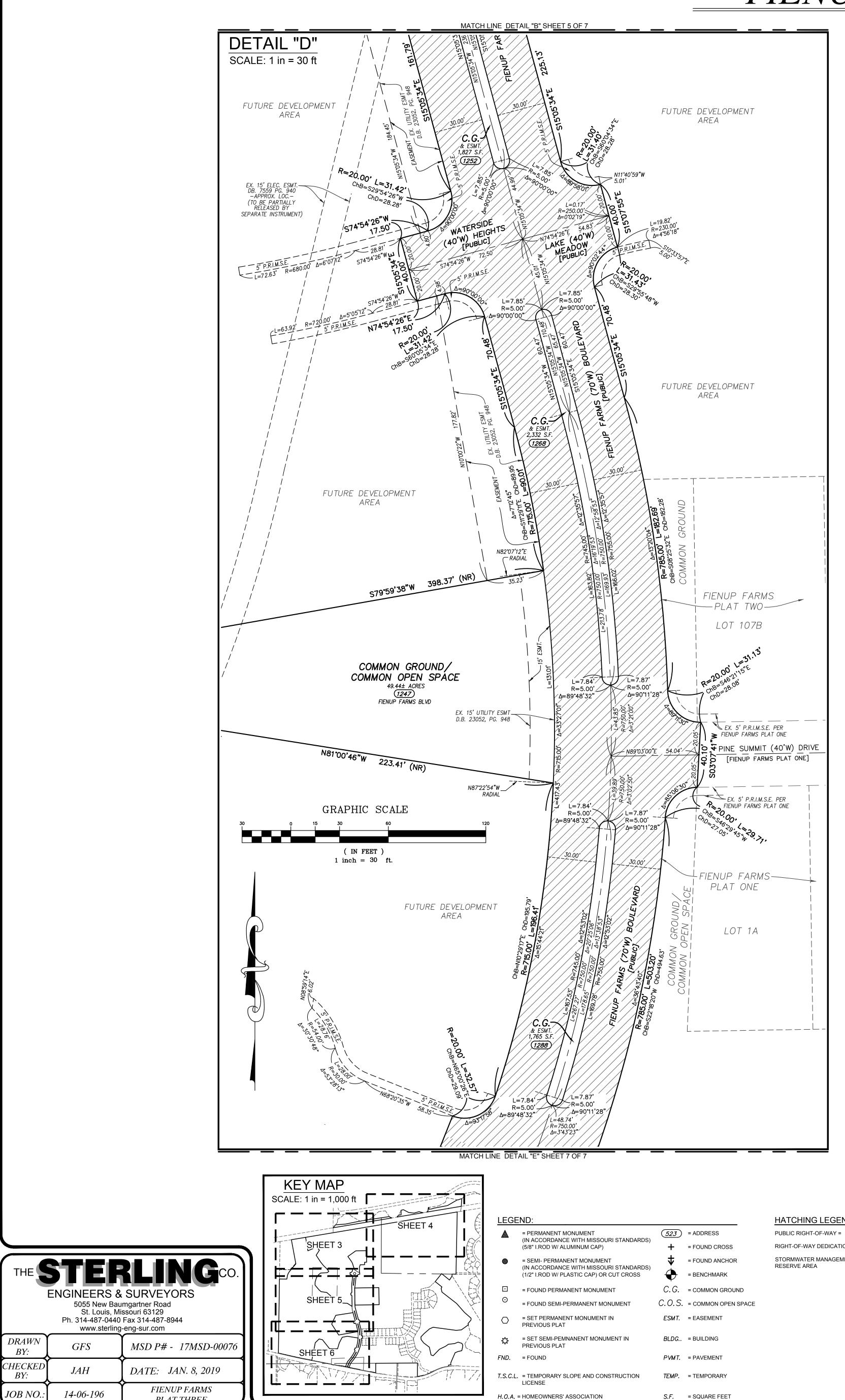
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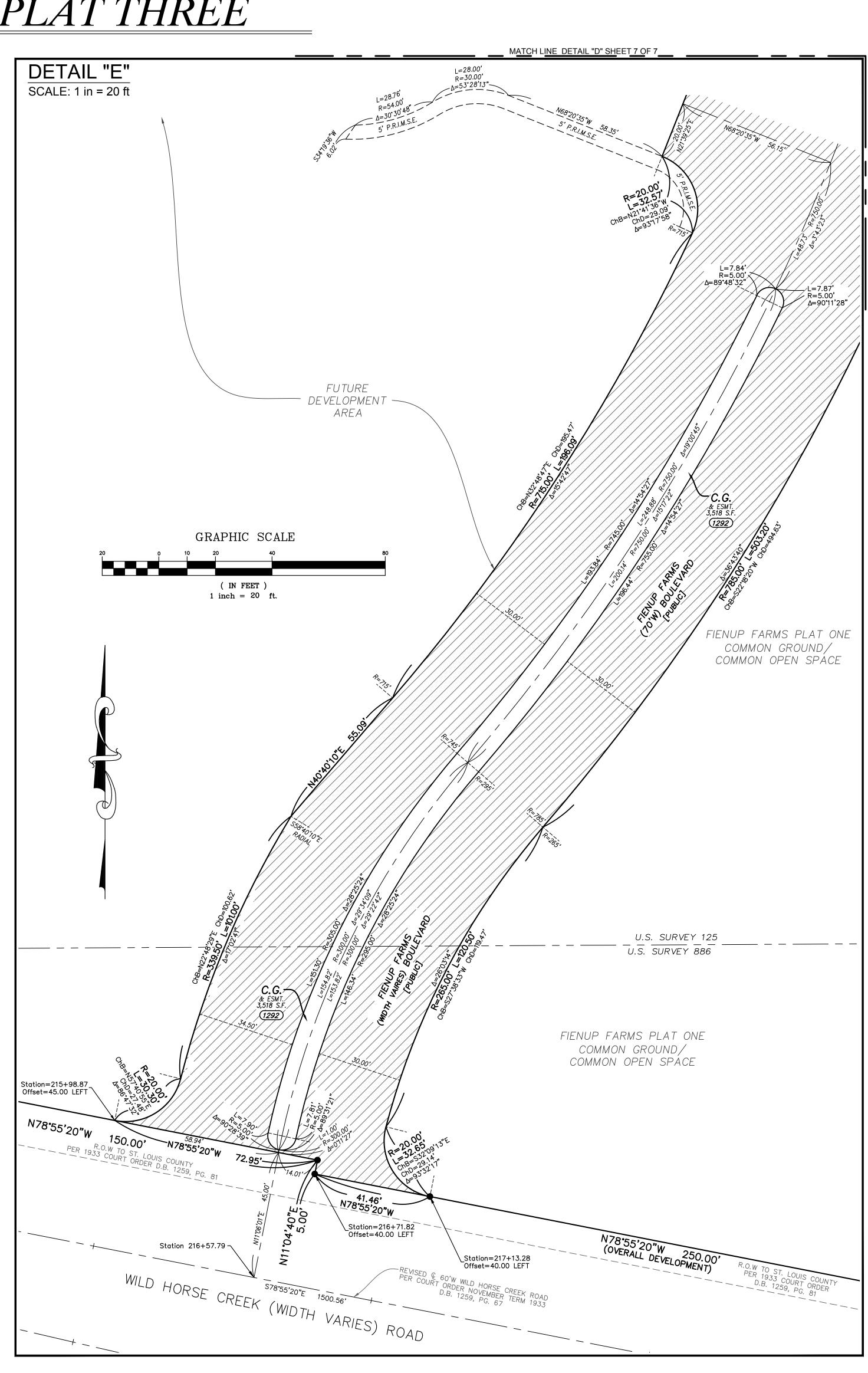






PLAT THREE

# FIENUP FARMS PLAT THREE



JMENT ITH MISSOURI STANDARDS)	<u> </u>	= ADDRESS
NUM CAP)	+	= FOUND CROSS
MONUMENT TH MISSOURI STANDARDS)	<b>4</b>	= FOUND ANCHOR
IC CAP) OR CUT CROSS	$\bullet$	= BENCHMARK
IT MONUMENT	<i>C.G</i> .	= COMMON GROUND
IANENT MONUMENT	C.O.S.	= COMMON OPEN SP
IONUMENT IN	ESMT.	= EASEMENT
ENT MONUMENT IN	BLDG	= BUILDING
	PVMT.	= PAVEMENT
E AND CONSTRUCTION	TEMP.	= TEMPORARY
OCIATION	S.F.	= SQUARE FEET

## HATCHING LEGEND:

RIGHT-OF-WAY DEDICATION = STORMWATER MANAGEMENT= RESERVE AREA

 $\times\!\!\times\!\!\times\!\!\times$ 

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

