



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

## **Planning Commission Staff Report**

**Project Type:** Record Plat

Meeting Date: May 14, 2018

From: Mike Knight, Project Planner

**Location:** A 17.4 acre tract of land located west of Wilson Avenue and northwest of the

intersection of Wilson Avenue and Clarkson Road.

**Description:** Falling Leaves Estates II Record Plat: A Record Plat for a 17.4 acre tract of land

zoned Large Lot Residential (LLR) located west of Wilson Avenue and northwest

of the intersection of Wilson Avenue and Clarkson Road.

### PROPOSAL SUMMARY

Fischer Family Investments LP has submitted a request for a Record Plat for a 17.4 acre tract of land which proposes four (4) new lots.

## **HISTORY OF SUBJECT SITE**

In 2015 Fischer & Frichtel Inc. submitted a request for a zoning map amendment from an "R-1" Residential District to a "PUD" Planned Unit Development in order to construct single-family detached dwellings on 17.4 acres. As required for a "PUD" Planned Unit Development, a Preliminary Plan was created and the applicant proposed a total of 17 lots. The "PUD" was approved by both Planning Commission and City Council. Although the "PUD" was approved by both City Council and Planning Commission, a Record Plat was never submitted.

In February of 2018, the City of Chesterfield approved Ordinance 2981 which zoned the subject site from a "PUD" Planned Unit Development to a "LLR" Large Lot Residential District for the same 17.4 acres. As a conventional (versus planned) zoning district, the legislation approved by City Council did not include a Preliminary Plan nor an Attachment A.

A Preliminary Plat was then submitted in March of 2018 and administratively approved in May of 2018 in accordance to the Unified Development Code (UDC).



Figure 1: Aerial Photograph

#### **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 Plat must substantially conform to the Preliminary Plat.

The applicant stated throughout the zoning process and also through this submittal that they will be platting four lots with the intent to only develop two. The applicant described the necessity of the Record Plat in four separate lots so they can be purchased in phases. The review is made as if four lots were to be developed individually according to the LLR district regulations. Access is provided by a driveway easement. Staff has reviewed proposed access and in accordance to Section 31-02-18 B1 of the Unified Development Code, found the proposed access sufficient for the proposed layout. The intent of the design is to lower the amount of area required to construct the private drive and limit the overall disturbance and tree removal, preserving the natural beauty of the property.

#### **Preliminary Plat:**

The Preliminary Plat depicts four separate parcels in which three separate easements grant access to all four parcels within the LLR District and also 1919 Wilson Avenue. Also to note there is a sidewalk shown along Wilson Avenue. The submitted Record Plat substantially conforms to the approved Preliminary Plat and is consistent to the Large Lot Residential District regulations.

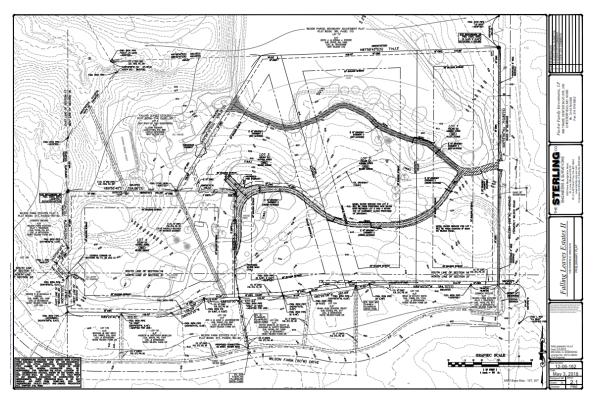


Figure 2: Preliminary Plat

#### 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 the Record Plat for the Falling Leaves Estates II development.

### **MOTION**

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

- 1) "I move to approve (or deny) the Record Plat for the Falling Leaves Estates II development."
- 2) "I move to approve the Record Plat for the Falling Leaves Estates II development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

## 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 "FALLING LEAVES ESTATES II RECORD PLAT".

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, 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 EASEMENT LABELED "DRIVEWAY EASEMENT 1", AS SHOWN HATCHED (//////) ON THIS PLAT, IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOTS 1 THOUGH 4 INCLUSIVE OF THIS PLAT AND LOT 2 OF FALLING LEAVES ESTATES, A SUBDIVISION, RECORDED IN PLAT BOOK 214, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, THEIR SUCCESSORS AND/OR ASSIGNS, THEIR GUESTS AND INVITEES FOR PRIVATE USE AS A DRIVEWAY FOR THE PURPOSES OF INGRESS AND EGRESS. THE PRESENT AND FUTURE OWNERS OF LOTS 1 THROUGH 4 INCLUSIVE OF THIS PLAT AND LOT 2 OF FALLING LEAVES ESTATES SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID DRIVEWAY.

THE EASEMENT LABELED "DRIVEWAY EASEMENT 2", AS SHOWN CROSS-HATCHED (XXXXX) ON THIS PLAT, IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF THIS PLAT, THEIR SUCCESSORS AND/OR ASSIGNS, THEIR GUESTS AND INVITEES FOR PRIVATE USE AS A DRIVEWAY FOR INGRESS AND EGRESS PURPOSES. THE PRESENT AND FUTURE OWNERS OF THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID DRIVEWAY.

THE EASEMENT LABELED "DRIVEWAY EASEMENT 3", AS SHOWN DOT-HATCHED ON THIS PLAT, IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOT 2 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 214, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS, AND THEIR SUCCESSORS AND/OR ASSIGNS, THEIR GUESTS AND INVITEES FOR PRIVATE USE AS A DRIVEWAY FOR INGRESS AND EGRESS PURPOSES TO ACCESS SAID LOT 2. THE PRESENT AND FUTURE OWNERS OF SAID LOT 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID DRIVEWAY.

THE TURNAROUND EASEMENT AS SHOWN HEREON, IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOT 2 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 214, PAGE 25, THEIR SUCCESSORS, AND/OR ASSIGNS, THEIR GUESTS AND INVITEES FOR THE PURPOSE OF USING AND MAINTAINING A DRIVEWAY TURNAROUND. THE PRESENT AND FUTURE OWNERS OF SAID LOT 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF THE DRIVEWAY TURNAROUND.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FALLING LEAVES ESTATES II RECORD PLAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2018 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. |         |
| IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS               | DAY OF                 | , 2018. |
| FISCHER FAMILY INVESTMENTS, L.P.<br>A MISSOURI LIMITED PARTNERSHIP |                        |         |
| BY:  | _                      |         |

STATE OF MISSOURI )
)SS.
COUNTY OF ST. LOUIS )
ON THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_

ON THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_\_\_\_, 2018, BEFORE ME PERSONALLY APPEARED JOHN W. FISCHER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF FISCHER FAMILY INVESTMENTS, L.P., A MISSOURI LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED PARTNERSHIP, AND SAID JOHN W. FISCHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY

| MY COMMISSION EXF   | PIRES:   |  |
|---------------------|--|--|
| NOTARY PUBLIC       |  |  |
| JEAN E. FISCHER & J | OHN W. FISCHER<br>VOCABLE TRUST AGREEMENT, DATED SEPTEMBER 2, 1988 |  |

BY:

JEAN E. FISCHER, CO-TRUSTEE

JOHN W. FISCHER, CO-TRUSTEE

ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2018, BEFORE ME PERSONALLY APPEARED JOHN W. FISCHER, CO-TRUSTEE OF THE JEAN E. FISCHER REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 2, 1988, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY

| MY COMMISSION EXPIRES | :            | <b>35-0</b> |
|-----------------------|--------------|-------------|
| NO                    | DTARY PUBLIC | -           |
| STATE OF MISSOURI     | )<br>)ss.    |             |

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME PERSONALLY APPEARED JEAN E. FISCHER, CO-TRUSTEE OF THE JEAN E. FISCHER REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 2, 1988, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

# CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE RECORD PLAT OF FALLING LEAVES ESTATES II RECORD PLAT WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2018 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

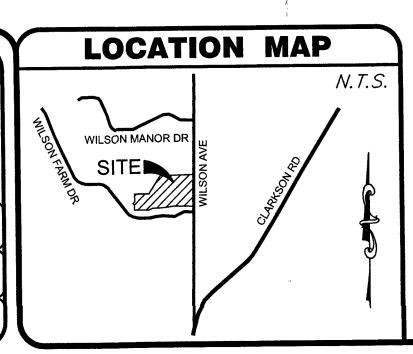
BOB NATION, MAYOR

VICKIE HASS, CITY CLERK

# THE STEER LINES CO

5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com

| www.sterling-eng-sur.com |           |   |
|--------------------------|-----------|---|
| DRAWN<br>BY:             | GFS       | MSD P# - N/A                            |
| CHECKED<br>BY:           | JAH       | DATE: MAY 8, 2018                       |
| JOB NO.:                 | 12-06-162 | FALLING LEAVES<br>ESTATES II RECORD PLA |



# FALLING LEAVES ESTATES II RECORD PLAT

A RESUBDIVISION OF LOTS 1 AND 1A OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 327, PAGE 88, LOCATED IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

# **OVERVIEW MAP** WILSON PARCEL BOUNDARY ADJUSTMENT PLAT PLAT BOOK: 361, PAGE: 110 N87'59'43"E(S) 714.13' ( IN FEET ) 1 inch = 100 ftFALLING LEAVES ESTATES PLAT BOOK: 214. PAGE: 25 (NOT PART OF THIS SUBDIVISION) LOT 2 LOT 1 LOT 1 OF A RESUBDIVISION OF LOT 325.00'(R) 324.86'(S) OF FALLING LEAVES ESTATES - N89'55'40"E PLAT BOOK: 327, PAGE 88 LOC #: 19T220214 1925" WILSON AVE OT 1A OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES PLAT BOOK: 327, PAGE 88 SOUTH LINE OF SECTION 16 OF SECTION 17 NORTH LINE NORTH LINE OF SECTION 21 OF SECTION 20/ COMMON CORNER OF 384.70'(S) + ర్పు SECTIONS 16, 17, 20 AND 21 385.00'(R) -S88'00'00"W 237.22' ─ N89'24'40"W 310.31' WILSON FARM ESTATE'S PLAT OF SECTION 20-/ PLAT BOOK: 217, PAGES: 90-92 SECTION 21

# PROPERTY DESCRIPTION (OVERALL TRACT):

A TRACT OF LAND BEING ALL OF LOT 1 AND LOT 1A OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, BEING LOCATED IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE COMMON GROUND OF WILSON FARM ESTATES PLAT 1, RECORDED IN PLAT BOOK 217, PAGES 90-92 OF THE ABOVE MENTIONED RECORDS, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF WILSON AVENUE (65 FEET WIDE), AND DISTANT 35.00 FEET WESTWARDLY FROM THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID WILSON FARM ESTATES PLAT 1, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 89°45'00" WEST, 384.70 FEET; THENCE SOUTH 82°26'58" WEST, 261.68 FEET; THENCE SOUTH 88°00'00" WEST, 237.22 FEET; THENCE SOUTH 65°53'25" WEST, 108.09 FEET; THENCE NORTH 89°24'40" WEST, 310.31 FEET TO A POINT LOCATED ON THE EASTERN LINE OF SECTION 20 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; THENCE ALONG THE SAID EASTERN SECTION LINE AND ALONG THE EASTERN LINE OF SAID WILSON FARM ESTATES PLAT ONE, NORTH 00°35'00" EAST, 106.67 FEET, FROM WHICH POINT THE NORTHEASTERN CORNER OF SAID SECTION 20 BEARS NORTH 00°35'00" EAST, 10.57 FEET; THENCE LEAVING SAID EASTERN SECTION LINE AND CONTINUING ALONG THE EASTERN LINE OF SAID WILSON FARM ESTATES PLAT 1, NORTH 41°00'00" WEST, 52.26 FEET TO A FOUND IRON PIPE; THENCE CONTINUING ALONG SAID EASTERN LINE, NORTH 37°00'00" EAST, 56.88 FEET TO A POINT LOCATED ON THE EASTERN LINE OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE; THENCE CONTINUING ALONG SAID EASTERN LINE OF WILSON FARM ESTATES PLAT 1 AND THE EASTERN LINE OF SAID SECTION 17, NORTH 00°04'20" WEST, 170.74 FEET TO A FOUND CONCRETE MONUMENT, SAID MONUMENT BEING LOCATED ON THE SOUTHWESTERN CORNER OF LOT 2 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 214, PAGE 25 OF THE ABOVE MENTIONED RECORDS; THENCE LEAVING SAID SECTION LINE AND PROCEEDING ALONG THE SOUTHERN AND EASTERN LINES OF SAID LOT 2 OF FALLING LEAVES ESTATES, NORTH 89°55'40" EAST, 324.86 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 32°05'32" EAST, 478.16 FEET TO A POINT ON THE SOUTHERN LINE OF LOT "A" OF WILSON PARCEL BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 361, PAGE 110 OF THE ABOVE MENTIONED RECORDS, FROM WHICH POINT A FOUND IRON PIPE BEARS SOUTH 88°59'43" EAST, 450.18 FEET; THENCE PROCEEDING ALONG THE SOUTHERN LINE OF SAID LOT "A", NORTH 87°59'43" EAST, 714.13 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT "A", SAID CORNER BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF WILSON AVENUE (65 FEET WIDE), FROM WHICH POINT A CONCRETE MONUMENT BEARS SOUTH 0.40 FEET AND EAST 0.20 FEET; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID WILSON AVENUE (65 FEET WIDE), SAID RIGHT-OF-WAY LINE BEING PARALLEL TO A DISTANT 35.00 FEET WEST OF THE CENTERLINE THEREOF, SOUTH 00°15'50" WEST, 710.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 757,086 SQUARE FEET (17.3803 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF FEBRUARY, 2018 UNDER ORDER NUMBER 12-06-162.

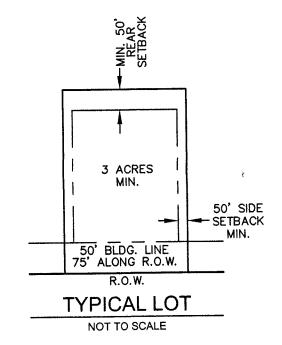
| STATE PLANE COORDINATES |            |            |
|-------------------------|------------|------------|
|                         | NORTHING   | EASTING    |
| Α                       | 310833.137 | 242983.651 |
| В                       | 310834.718 | 242866.415 |
| С                       | 310824.961 | 242787.261 |
| D                       | 310823.098 | 242714.987 |
| Ε                       | 310809.916 | 242684.796 |
| F                       | 310811.751 | 242590.242 |
| G                       | 310844.255 | 242590.870 |
| H                       | 310856.370 | 242580.531 |
| 1                       | 310870.119 | 242591.089 |
| ٦                       | 310922.155 | 242591.499 |
| Κ                       | 310921.376 | 242690.503 |
| L                       | 311044.127 | 242769.052 |
| М                       | 311049.755 | 242986.626 |

## 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 PLAT APPEARS.
- 2. THIS PLAT CONTAINS 757,086 SQUARE FEET (17.3803 ACRES MORE OR LESS). AND A TOTAL OF 4 LOTS.
- 3. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- 4. BASIS OF BEARINGS THE EASTERN LINE OF LOT 1 OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 327, PAGE 88 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS...
- 5. SOURCE OF RECORD DESCRIPTION: GENERAL WARRANTY DEED TO THE JEAN E. FISCHER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 2, 1988, RECORDED IN BOOK 13813. PAGE 362 OF THE ST. LOUIS COUNTY RECORDS, AND DEED TO FISCHER FAMILY INVESTMENTS, L.P. RECORDED IN BOOK 15020, PAGE 2487 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- 6. THE ST. LOUIS COUNTY LOCATOR NUMBER OF LOT 1 IS 19T220214 AND OF LOT 1A IS 19T210161.
- THE SUBJECT TRACT IS CURRENTLY ZONED "LLR" LARGE LOT RESIDENTIAL DISTRICT PER CITY OF CHESTERFIELD ORDINANCE NO. 2981 DATED FEBRUARY 5, 2018. SEE TYPICAL LOT DIAGRAM FOR INDIVIDUAL LOT ZONING RESTRICTIONS.
- 8. THE SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORATED AREAS; PANEL NUMBER 164 OF 845, MAP NUMBER 29189C0164K, EFFECTIVE DATE FEBRUARY 4, 2015.
- ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.
- 9. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
- 10. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY AGENTS NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 1200966 WITH AN EFFECTIVE DATE OF DECEMBER 11, 2012 AT 8:00 AM. THE NOTES PERTAINING TO SCHEDULE B SECTION II OF THE TITLE COMMITMENT ARE LISTED BELOW:

# ITEMS A-G: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

- BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 214 PAGE 25 AND PLAT BOOK 328 PAGE 88. BOTH DOCUMENTS CREATE BUILDING LINES AND EASEMENTS THAT AFFECT THE SUBJECT TRACT AS PLOTTED HEREON. PLAT BOOK 214, PAGE 25 AND PLAT BOOK 328 PAGE 88 BOTH CREATE INGRESS/EGRESS EASEMENTS FOR PRIVATE ROADWAYS ACROSS THE SUBJECT TRACT. SAID EASEMENTS ARE RELEASED BY THE RECORDING OF THIS PLAT. THE SUBJECT TRACT HAS BEEN REZONED FROM "PUD" PLANNED UNIT DEVELOPMENT DISTRICT TO "LLR" LARGE LOT RESIDENTIAL DISTRICT BY CHESTERFIELD ORDINANCE NO. 2981, AND ALL BUILDING SETBACK LINES RECORDED IN PLAT BOOK 327, PAGE 88 ARE NO LONGER IN EFFECT.
- MAINTENANCE AGREEMENT FOR FALLING LEAVES DRIVE AS RECITED IN CERTIFICATE ACCOMPANYING PLAT RECORDED IN PLAT BOOK 215 PAGE 25. CERTIFICATE ON SAID PLAT STATES "THE COST OF MAINTENANCE OF SAID PRIVATE ROAD WILL BE SHARED EQUALLY BY ALL OWNERS, THEIR SUCCESSORS AND ASSIGNS" SAID PRIVATE ROADS ARE RELEASED BY THE RECORDING OF THIS PLAT; THEREFORE, SAID AGREEMENT NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM J: SEWER DEDICATION AS SHOWN BY INSTRUMENT RECORDED IN BOOK 9050 PAGE 1776. DEDICATION OF EXISTING FACILITIES TO METROPOLITAN ST. LOUIS SEWER DISTRICT. INSTRUMENT DOES NOT CREATE ANY NEW EASEMENTS.
- K: POND MAINTENANCE AGREEMENT AS SHOWN BY INSTRUMENT RECORDED IN BOOK 20116 PAGE 967. AFFECTS THE SUBJECT TRACT. SAID AGREEMENT IS A MAINTENANCE AND USE AGREEMENT BETWEEN THE CURRENT AND FUTURE OWNERS OF 1901 WILSON AVENUE, 1919 WILSON AVENUE, 1921 WILSON AVENUE, AND 1925 WILSON AVENUE FOR THE USE AND MAINTENANCE OF A POND LOCATED PARTIALLY ON THE SUBJECT TRACT.
- TEM L: EASEMENT GRANTED TO MSD BY INSTRUMENT RECORDED IN BOOK 7594 PAGE 287. AFFECTS THE SUBJECT TRACT AS PLOTTED HEREON.
- M: ROAD EASEMENT GRANTED TO KEITH J. STROPE AND DONNA J. STROPE BY THE INSTRUMENT RECORDED IN BOOK 20112 PAGE 453. INSTRUMENT GRANTS A TEMPORARY ROADWAY EASEMENT ACROSS THE SUBJECT TRACT, AND APPEARS TO HAVE MEET THE TERMINATION CONDITIONS AND NO LONGER AFFECTS THE SUBJECT TRACT. PAVEMENT STILL EXISTS; HOWEVER,
- TEM N: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6647 PAGE 1115. SAID EASEMENT IS DESCRIBED AS BEING CENTERED ON CABLE AFTER INSTALLATION, AND AFFECTS THE SUBJECT TRACT. ACCORDING TO THE TERMS OF SAID DOCUMENT, THE EASEMENT IS ONLY GRANTED FOR LINE SERVICING THE STRUCTURES AT THE TIME OF RECORDING, AND DOES NOT ALLOW ANY FUTURE EXTENSION PAST THE THESE STRUCTURES.
- ITEMS O-R: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.



## STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON MARCH 13, 2018 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 302843.568 METERS AND EAST (X) = 253367.391 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16, 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 BEARINGS CLOCKWISE 00°31'23". THE PUBLISHED PLAT BEARING OF SOUTH 00°15'50" WEST, WOULD BE SOUTH 00°47'13" WEST IF ROTATED TO GRID NORTH.

AVERAGE COMBINED GRID FACTOR = 0.999908533 (1 METER = 3.28083333 FEET)

## BENCHMARKS:

#### PROJECT BENCHMARK 1: ST. LOUIS COUNTY BM 12269 ELEVATION = 656.41 (NAVD 88)

"STANDARD ALUMINUM DISK" STAMPED SL-35, 1990. DISK IS SET 2' SOUTH OF THE SIDEWALK AT #14957 CHATEAU DRIVE. APPROXIMATELY 0.1 MILE NORTHEAST OF BAXTER ROAD AND CHATEAU DRIVE. [29' EAST OF CENTERLINE DRIVE OF 14963 CHATEAU DRIVE AND 19' SOUTHWEST OF WATER METER IN LAWN OF 14957 CHATEAU DRIVE]

## SITE BENCHMARK #1:

FOUND CONCRETE MONUMENT LOCATED ON THE NORTHEAST CORNER OF LOT 1 OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, PLAT BOOK 327, PAGE 88, LOCATED 64.4 FEET NORTHWEST OF A UTILITY POLE TO THE SOUTHEAST OF SAID CORNER AND 120.8 FEET SOUTH OF A UTILITY POLE LOCATED TO THE NORTH OF SAID CORNER.

## SITE BENCHMARK #2:

FOUND CONCRETE MONUMENT LOCATED ON THE NORTHWEST CORNER OF LOT 1A OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, PLAT BOOK 327, PAGE 88, LOCATED WEST 175.1 FEET OF MSD SANITARY MANHOLE 19T4-012S.

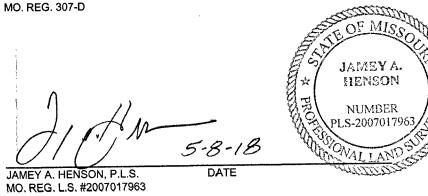
# SURVEYOR'S CERTIFICATION

ORDER NUMBER: 14-06-196
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

PREPARED FOR:
FISCHER FAMILY INVESTMENTS, L.P.
695 TRADE CENTER BLVD, SUITE 200
CHESTERFIELD, MO 63005
PHONE: (314) 576-0500
FAX: (314) 576-0502

THIS IS TO CERTIFY TO FISCHER FAMILY INVESTMENTS, L.P., AND THE JEAN E. FISCHER REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 2, 1988 THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2018, PERFORMED A BOUNDARY SURVEY OF "LOTS 1 AND 1A OF A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES, RECORDED IN PLAT BOOK 327, PAGE 88, LOCATED IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, 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 EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY





SHEET 1 OF 2

