## Memorandum Department of Public Works

то:	Michael O. Geisel, PE City Administrator	Screet Arginnering Fact bes Feet
cc:	James A. Eckrich, PE Director of Public Works / City Eng	ineer
	Justin Wyse, AICP, PTP Director of Planning	
FROM:	Zachary S. Wolff, PE Assistant City Engineer	Forward to PPW for review and recommendation to the
DATE:	May 26, 2022	full Council
RE:	Public Street Acceptance Fienup Farms – Plat 8	Mor Jeisel 2022-5-27

Public Works staff recently conducted an inspection of Plat 8 of the Fienup Farms subdivision. As part of the inspection, we have determined that the following streets meet the City of Chesterfield's design and construction standards for acceptance as public streets:

(1) Patchwork Fields:	Approximately 1,116 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Patchwork Fields Book 368 Pages 6-9
(2) Wilbur Court:	Approximately 114 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Wilbur Court Book 368 Pages 6-9

A draft ordinance and a map showing the locations of the above referenced street and the associated record plat exhibits are attached. Please note that this is the second of multiple street acceptance recommendations that will be required for Fienup Farms. As you may recall, the Fienup Farms subdivision includes 11 plats. All but one plat includes public streets. All streets in Fienup Farms have been completed and are in use; however, at this time, not all of the responsible parties have addressed deficiencies.

#### **Action Recommended**

I recommend forwarding the acceptance of the above-referenced streets and associated sidewalks to the Planning and Public Works Committee for its consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

IILC

Chesterfie

BILL NO.

#### ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF WILBUR COURT AND A PORTION OF PATCHWORK FIELDS IN FIENUP FARMS AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Fienup Farms; and

WHEREAS, the streets in Fienup Farms were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield; and

WHEREAS, McBride Fienup Farms, LLC has completed required improvements in Plat 8 of Fienup Farms including Wilbur Court and Patchwork Fields.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

<u>Section 1</u>. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

(1) Patchwork Fields:	Approximately 1,116 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Patchwork Fields Book 368 Pages 6-9
(2) Wilbur Court:	Approximately 114 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Wilbur Court Book 368 Pages 6-9

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_\_ day of \_\_\_\_\_, 2022.

PRESIDING OFFICER

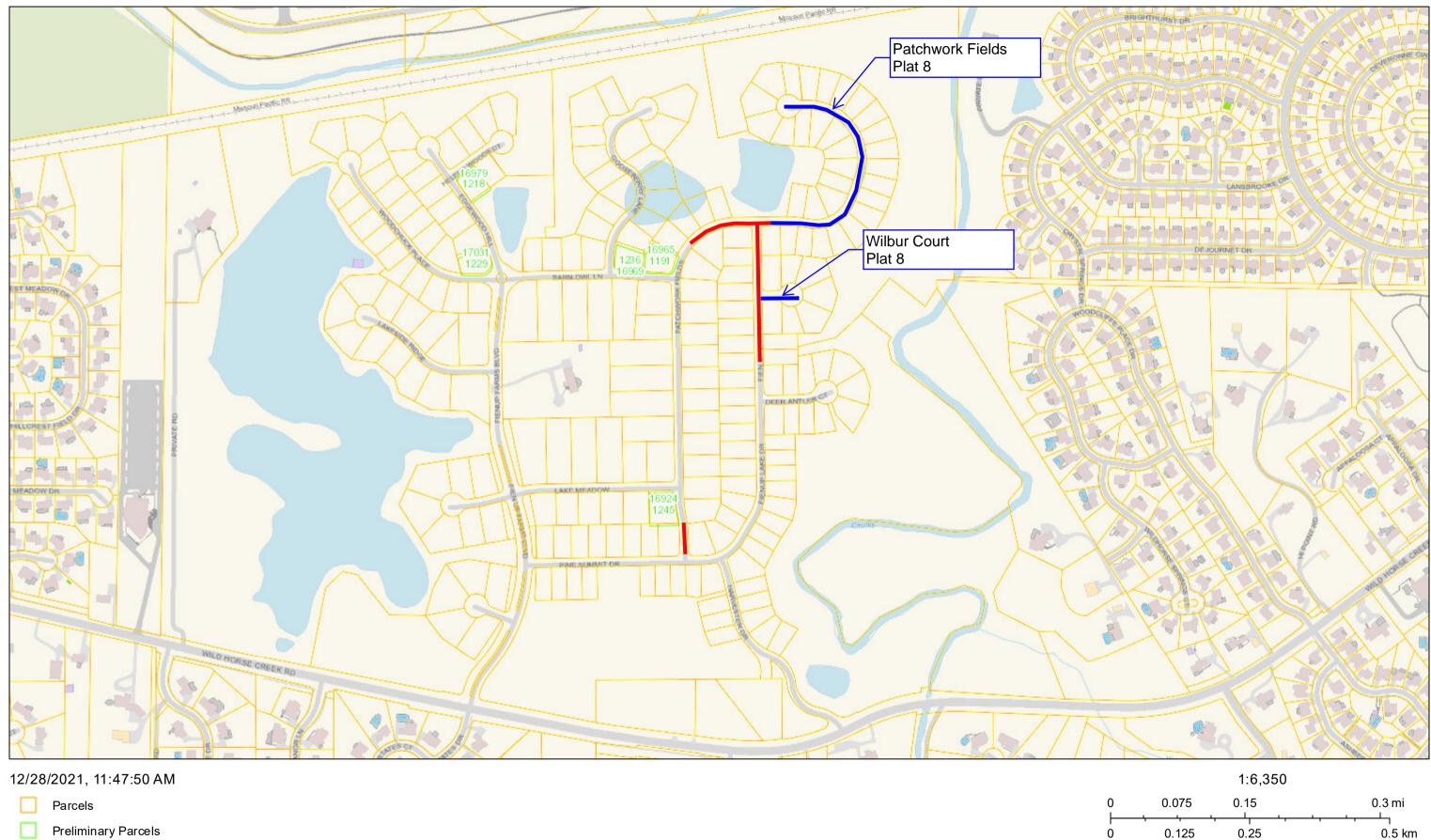
MAYOR

ATTEST:

FIRST READING HELD:

CITY CLERK

## Fienup Farms Public Street Acceptance



- Preliminary Parcels
  - Previously Accepted Streets
  - Streets Recommended for Acceptance



2020010200350 PLAT: BK: 368, PG: 6-9 FILED FOR RECORD Jan 02, 2020 11:28 AM RECORDER OF DEEDS ST. LOUIS COUNTY.MO. Witness my hand and official se on the day and year aforesaid	al
-	4.



#### **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 EIGHT", PATCHWORK FIELDS (40 FEET WIDE) AND WILBUR COURT (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.

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

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

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

THIS PLAT IS SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED THE 12TH DAY OF JUNE, 2018, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS IN BOOK 23064, PAGE 2737 OR AS AMENDED THEREAFTER, FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT RESERVE AREAS SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

THIS TRACT IS SUBJECT TO 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 THIS TRACT IS SUBJECT TO 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 SHALL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895, THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO FIENUP FARMS HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 2ND DAY OF ANDARY, 2020 AS DAILY NO. 2020/0200355 IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FIENUP FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE 12TH DAY OF MARCH, 2019, IN BOOK 23435, PAGE 510 OF THE ST. LOUIS COUNTY RECORDS OR AS AMENDED THEREAFTER. BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_ DECEMBER \_\_\_\_ 2019 . WILD HORSE RESIDENTIAL, LLC

JHB PROPERTIES, INC. MANAGING MEMBER

JOHN H BERRA, JR. PRESIDEN

STATE OF MISSOURI

COUNTY OF ST. LOUIS

, 20 17, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA JR., TO ME PERSONALLY KNOWN, WHO, DAY OF Vecumber 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

MICHAEL TAYLOR STUAF NOTARY PUBLIC-NOTARY SEAL STATE OF MISSOURI MMISSIONED FOR ST LOUIS COUNTY COMMISION EXPIRES: 9/18/2021 COMMISSION # 17304977

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

#### STATE OF MISSOURI COUNTY OF ST. LOUIS

ON THIS 19 DAY OF 100 MILLS MONTHE SENIOR VICE PRESIDENT OF COMMERCE BANK, A NATIONAL BANK ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID TIMOTHY B. KENNEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE 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.

OMMISSION EXPIRES:

DEBBIE WEBER Notary Public - Notary Seal STATE OF MISSOURI St. Louis County on Expires:

CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "FIENUP FARMS PLAT EIGHT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 3072 ON THE 2 DAY OF December , 2019 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS

BOB NATION MAYOR

LOCATION MAP ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com WILD HORSE CREEK DRAWN MSD P# - MULTIPLE GFS BY CHECKEL JAH DATE: OCT. 16, 2019 BY: FIENUP FARMS

PLAT EIGHT

OB NO

14-06-196

COMMENCING AT AN IRON ROD LOCATED ON THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO TODD & GRETCHEN BENDER BY INSTRUMENT RECORDED IN BOOK 22908, PAGE 1229 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH). ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS: THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), NORTH 00°04'45" EAST. 6.74 FEET TO A POINT BEING LOCATED 39.67 FEET LEFT OF CENTERLINE STATION 222+42.97 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING THE WESTERN LINE OF SAID BENDER TRACT AND PROCEEDING ALONG THE NORTHERN LINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 120.54 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 135.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 35.00 FEET LEFT OF CENTERLINE STATION 219+86.13 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 64.31 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 250.00 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 150.00 FEET; THENCE SOUTH 11º04'40" WEST, 5.00 FEET; THENCE NORTH 78º55'20" WEST, 50.00 FEET; THENCE SOUTH 11º04'40" WEST, 5.00 FEET; THENCE NORTH 78º55'20" WEST, 100.00 FEET; THENCE SOUTH 11º04'40" WEST, 5.00 FEET; THENCE NORTH 78º55'20" WEST, 52.58 FEET TO A POINT BEING DISTANT 30.00 FEET LEFT OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), AND BEING DISTANT SOUTH 00°46'25" WEST, 20.55 FEET FROM THE NORTHERN LINE OF U.S. SURVEY 125; THENCE PROCEEDING ALONG AN EASTERN LINE OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS AND ITS SOUTHWARDLY PROLONGATION, NORTH 00°46'25" EAST, 120.58 FEET TO A POINT LOCATED ON A SOUTHERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID SOUTHERN LINE OF ADJUSTED TRACT "A" NORTH 87°37'40" EAST, 663.65 FEET TO A FOUND IRON PIPE LOCATED ON A WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID WESTERN LINE OF ADJUSTED TRACT "A", SOUTH 01"57'40" WEST, 271.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,019 SQUARE FEET (2.8700 ACRES MORE OR

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

PARCEL 3B:

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

PARCEL 3C:

BONHOMME CREEK, AS LOCATED BY VOLZ INC. IN 1997 AND DESCRIBED IN THE AFOREMENTIONED CHESTERFIELD COMMONS PLAT ONE; THENCE CONTINUING ALONG THE

PARCEL 4:

14-06-196.

# FIENUP FARMS PLAT EIGHT

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366. PAGES 195-198. LOCATED IN U.S. SURVEYS 125 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. 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:

A TRACT OF LAND BEING PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT. A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 867.90 FEET TO A FOUND AXLE; 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 81º 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 BAILROAD (100 FEET WIDE), SOUTH 80°30'06" WEST, 1,221,43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 46,897 SQUARE FEET (1.0766 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 125 AND U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION

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 AXLE; 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 (10) FEET WIDE): THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'06" EAST, 1,325.98 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF SAID LOT 14. NORTH 42°34'37" EAST, 52.19 FEET TO A POINT LOCATED ON THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN 1998: THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF BONHOMME CREEK, NORTH 80°53'51" EAST. 49.14 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 00°10'44" EAST, 92.80 FEET: THENCE NORTH 74°01'27" EAST, 48.65 FEET: THENCE SOUTH 62°30'31" EAST, 124.98 FEET: THENCE SOUTH 83°30'42" EAST, 107.98 FEET; THENCE NORTH 74°26'01" EAST, 107.72 FEET; THENCE SOUTH 75°14'42" EAST, 85.58 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'06" WEST, 543.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27, 158 SQUARE FEET (0.6235 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-1965.

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION 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 AXLE: 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 554-554 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID VIAND S RAILWAY, LLC RAILROAD (10 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 FEE 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

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 THI 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;

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

NOT TO SCALE

**PROPERTY DESCRIPTION (PLAT EIGHT):** 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, BEING LOCATED IN U.S. SURVEYS 125 AND 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:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 37A OF "FIENUP FARMS PLAT ONE" RECORDED IN PLAT BOOK 367, PAGES 125-130 OF THE ABOVE MENTIONED RECORDS, THENCE LEAVING SAID NORTHWESTERN CORNER AND PROCEEDING ALONG THE NORTHERLY PROLONGATION OF THE WESTERN LINE OF SAID LOT 37 AND THE EASTERN LINE OF "FIENUP FARMS PLAT SEVEN" RECORDED IN PLAT BOOK 367, PAGE 253-255 OF THE ABOVE MENTIONED RECORDS, THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 00°57'00" WEST, 279.40 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 NORTH 44°03'00" EAST, 28.28 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, 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 TO A POINT OF TANGENCY; THENCE NORTH 00°57'00" WEST, 257.57 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 NORTH 44°03'00" EAST. 28:28 FEET: THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40:00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND/ COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND/ COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX", THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 84.85 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 15.40 FEET, A RADIUS OF 520.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°53'54" EAST. 15.40 FEET; THENCE ALONG A NON-RADIAL LINE, NORTH 09°03'42" EAST, 155.52 FEET; THENCE SOUTH 80°54'01" EAST, 110.21 FEET; THENCE NORTH 25°01'07" EAST, 18.87 FEET; THENCE NORTH 20°10/52" EAST, 70.20 FEET; THENCE NORTH 12°53'15" EAST, 45.37 FEET ; THENCE NORTH 15°39'39" WEST, 38.62 FEET; THENCE NORTH 64°42'42" WEST, 37.77 FEET THENCE NORTH 86°32'15" WEST, 197.95 FEET: THENCE NORTH 62°34'54" WEST, 119.65 FEET: THENCE NORTH 14°40'12" WEST, 11.04 FEET; THENCE SOUTH 75°19'48" WEST, 144.37 FEET: THENCE NORTH 09°29'54" WEST, 435.79 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, NORTH 80°30'06" EAST, 1195.10 FEET TO A FOUND IRON PIPE LOCATED ON THE WESTERN LINE OF "THE PARTITION OF THE BACON ESTATE" AND THE NORTHWESTERN CORNER OF THE COMMON GROUND OF "CHESTERFIELD FARMS PLAT TWO", RECORDED IN PLAT BOOK 326, PAGES 18-20 OF THE ABOVE MENTIONED RECORDS, THENCE ALONG THE WESTERN LINE OF SAID COMMON GROUND AND "PARTITION OF THE BACON ESTATE", SOUTH 01"06'32" WEST, 1,276.12 FEET TO THE SOUTHWESTERN CORNER OF THE COMMON GROUND OF THE AFOREMENTIONED "CHESTERFIELD FARMS PLAT TWO", SAID CORNER BEING LOCATED ON THE NORTHERN LINE OF SAID COMMON GROUND OF "WILDHORSE SPRINGS PLAT TWO", RECORDED IN PLAT BOOK 344. PAGES 66-67 OF THE ABOVE MENTIONED RECORDS: THENCE PROCEEDING ALONG THE NORTHERN LINE OF THE COMMON GROUND OF SAID "WILDHORSE SPRINGS PLAT TWO", NORTH 89°16'37" WEST, 80.71 FEET TO THE NORTHWESTERN CORNER OF SAID COMMON GROUND: THENCE ALONG THE WESTERN LINE OF SAID COMMON GROUND, SOUTH 02°12'35" EAST, 36.61 FEET TO THE NORTHEASTERN CORNER OF ADJUSTED LOT 2 OF "CITTADINO PLACE - LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGE 434 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN AND WESTERN LINES OF SAID ADJUSTED LOT 2 OF "CITTADINO PLACE - LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT " THE FOLLOWING COURSES AND DISTANCES; SOUTH 32°18'40" WEST, 99.40 FEET, THENCE NORTH 51°10'00" WEST, 208.70 FEET; THENCE SOUTH 38°50'00" WEST, 208.74 FEET TO THE NORTHERN-MOST CORNER OF THE COMMON GROUND/ COMMON OPEN SPACE OF THE AFOREMENTIONED "FIENUP FARMS PLAT ONE" THENCE PROCEEDING ALONG SAID NORTHERN LINE OF "FIENUP FARMS PLAT ONE", THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 46°27'25" WEST, 164.43 FEET; THENCE SOUTH 79°30'29" WEST, 27.92

FEET: THENCE SOUTH 76°33'12" WEST, 149.43 FEET: THENCE SOUTH 00°57'00" EAST, 80.59 FEET; THENCE SOUTH 89°03'00" WEST, 159.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,265,698 SQUARE FEET (29.0564 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017, UNDER ORDER NUMBER 14-06-196.

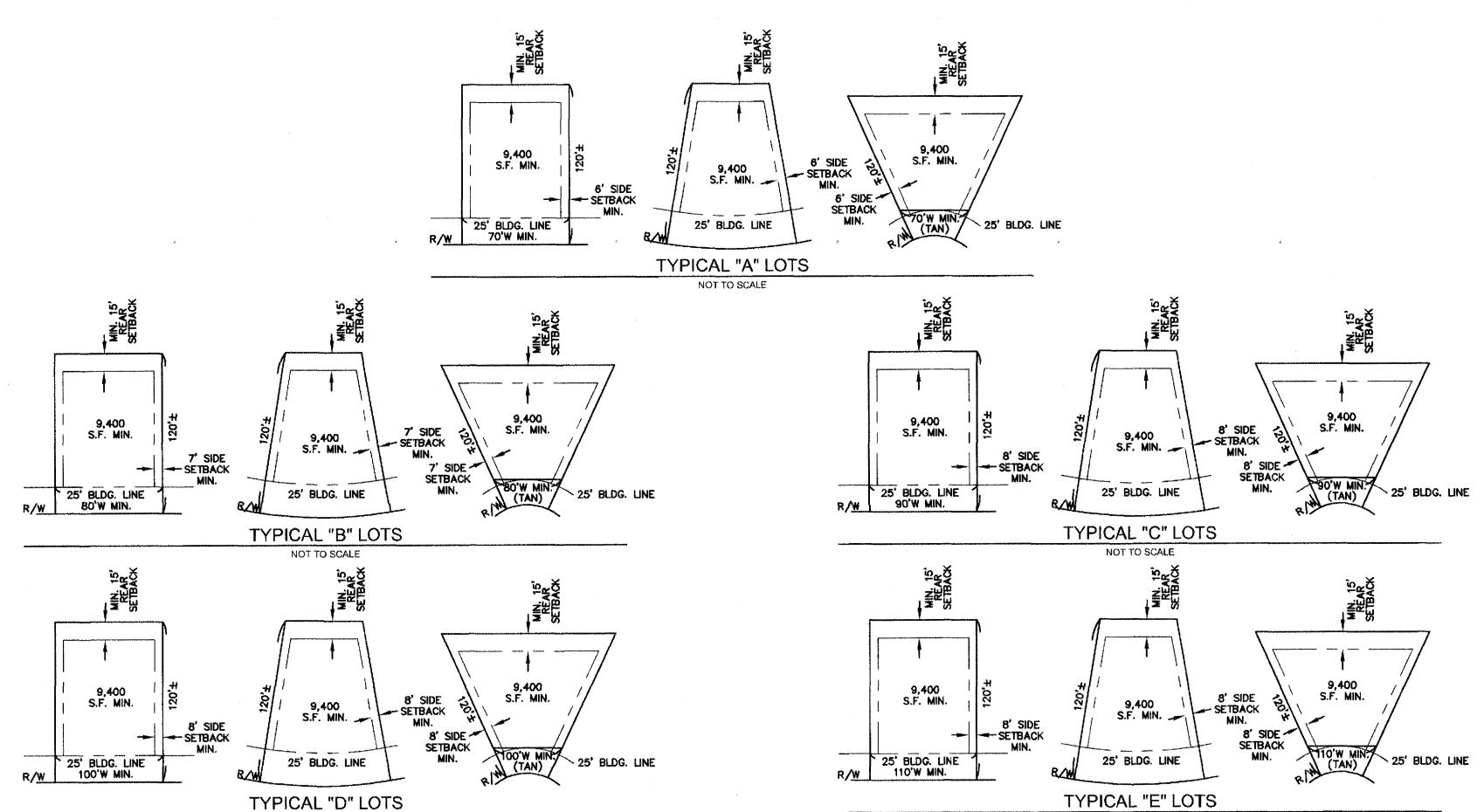
STATEMENT OF STATE PLANE COORDINATE TIE: STATE PLANE COORDINATES WERE DETERMINED ON DECEMBER 16, 2016 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 324131.151 METERS AND EAST (X) = 232983.491 METERS, WE REPRESENT HEREON THAT THESE STATE 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 BEATINGS CLOCKWISE 00°11'46". THE PUBLISHED PLAT BEARING OF NORTH 80°30'06" EAST, WOULD BE NORTH 80°41'51" EAST IF ROTATED TO GRID NORTH. AVERAGE COMBINED GRID FACTOR = 0.999913820 (1 METER = 3.28083333 FEET)

BENCHMARKS

PROJECT BENCHMARK 1 T. LOUIS COUNTY BM 12269 ELEVATION = 546.68 (NAVD 88) AND ROUGHLY 64 FEET SOUTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD. PROJECT BENCHMARK # 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 #1: 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



FOUND "SQ" ON CURB AT CENTERLINE NORTH END OF MEDIAN ISLAND WITHIN THE ENTRANCE TO "WESTCHESTER MANOR" IN THE CENTERLINE OF WESTCHESTER MANOR LANE

NOT TO SCALE

### **SURVEYOR'S NOTES**

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 1,265,698 SQUARE FEET (29,0564 ACRES MORE OR LESS) AND 40 "A" 70-FEET WIDE LIOTS.

- 3. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- 4. THE SUBJECT TRACT IS LOCATED WITHIN ZIP CODE 63005 ACCORDING TO ST. LOUIS COUNTY, MISSOURI GIS.
- BASIS OF BEARINGS THE WESTERN LINE OF TRACT "A" OF THE "FIENUP TRACT", A SUBDIVISION FIELD FOR RECORD IN PLAT BOOK 219, PAGE 48 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD DESCRIPTION: SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, RECORDED IN BOOK 23052, PAGE 895, QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 916, SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052 PAGE 925 QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 935 AND QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 941, ALL RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE SUBJECT TRACT IS CURRENTLY ZONED "PLO" PLANNED UNIT DEVELOPMENT DISTRICT PER CITY OF CHESTERFIELD ORDINANCE NO. 2971. DATED AUGUST 21, 2017. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS. THE SUBJECT PARCEL SHOWN HEREON IS DETERMINED TO BE LOCATED IN AREA'S DESIGNATED AS IN FLOOD ZONE "X" AND ZONE "AE", ACCORDING TO THE
- NATIONAL FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORATED AREAS; PANEL NUMBER 163 OF 845, MAP NUMBER 29189C0163K, EFFECTIVE DATE FEBRUARY 4, 2015. AND PANEL NUMBER 165 OF 845, MAP NUMBER 29189C0165K, EFFECTIVE DATE FEBRUARY 4, 2015. ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.
- ZONE "AE" IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, AND SUBJECT TO A 1% CHANCE ANNUAL FLOOD. NOTE: NO DEVELOPABLE LOTS CREATED BY THIS PLAT ARE LOCATED WITHIN THE FLOODWAY AT THE TIME OF RECORDING. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS
- WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. 10. ALL FUTURE DEVELOPMENT AREAS ARE TO BE PLATTED AT A LATER DATE AS PART OF FUTURE PLATS. THESE AREAS ARE STILL SUBJECT TO ANY
- EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT. 11. FOR EASEMENTS ON ORIGINAL TRACT "A", THE STERLING COMPANY HAS USED, EXCLUSIVELY, A PRO FORMA POLICY FURNISHED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC. WITH A COMMITMENT FILE NUMBER OF 1604861 WITH AN EFFECTIVE DATE OF MAY 30, 2018. THE NOTES REGARDING SCHEDULE B, SECTION II OF THE ABOVE POLICY ARE OUTLINED BELOW:
- ITEM NO. 1-2: INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO. 3-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR ITEM NO. 5: INTENTIONALLY DELETED BY TITLE COMPANY. TEN-FOOT EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK ITEM NO. 6: 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. DOES ITEM NO. 10: NOT AFFECT THE SUBJECT TRACT RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BONHOMME ITEM NO. 11: CREEK AND CAULKS CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT. INTENTIONALLY DELETED BY TITLE COMPANY. 1TEM NO. 12: 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, DOES NOT AFFECT THE SUBJECT TRACT. ITEM NO. 14-15: INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO. 16: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE 1765, DO NOT AFFECT THE SUBJECT TRAC 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: 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 ITEM NO. 19: 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. DOES NOT AFFECT THE ITEM NO. 20: 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, DOES NOT AFFECT THE SUBJECT TRACT FIFTY-FOOT BUILDING LINE THAT RUNS WITH PROPERTY ALONG WILD HORSE CREEK ROAD AND DEDICATIONS ACCORDING TO THE PLATS ITEM NO. 24 RECORDED IN PLAT BOOK 219 PAGE 48, AND PLAT BOOK 227 PAGE 99. DO NOT AFFECT THE SUBJECT TRACT. 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. DOES NOT AFFECT THE SUBJECT TRACT. ITEM NO. 26-28: INTENTIONALLY DELETED BY TITLE COMPANY. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE BOUNDARY ADJUSTMENT PLAT OF THE FIENUP ITEM NO. 29: TRACT PLAT RECORDED IN PLATBOOK 366, PAGES 195-198. (AFFECTS PARCEL 1 OF OVERALL DEVELOPMENT) THIS BOUNDARY ADJUSTMENT PLAT ONLY ADJUSTS A COMMON PROPERTY LINE AT THE NORTHWEST CORNER OF PARCEL 1 AND DOES NOT CREATE ANY NEW EASEMENTS OR BUILDING LINES. ANY INCONSISTENCIES IN THE BOUNDARIES OF THE SUBJECT PROPERTY BY REASON OF ANY ACCRETIONS, AVULSIONS, RELICTIONS, OR ITEM NO. 30: BY THE MEANDERINGS OF BONHOMME CREEK AND CAULKS CREEK. BONHOMME CREEK HAS BEEN RE-CHANNELED AND SHOULD NO
- LONGER AFFECT THE PROPERTY BOUNDARY LINES. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT ITEM NO. 31-32: INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO. 33: ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM, NO COMMENT BY SURVEYOR. ANY SEWER LATERAL LINE SURCHARGE. NO COMMENT BY SURVEYOR. ITEM NO 34
- INTENTIONALLY DELETED BY TITLE COMPANY. ITEM NO. 35 TWENTY-FIVE FOOT FRONT BUILDING SET BACK LINES, STREETS, EASEMENTS, COMMON OPEN SPACES, COMMON AREA, COVENANTS AND ITEM NO. 36: 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.
  - 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. AFFECTS ALL COMMON GROUND/ COMMON OPEN SPACE CREATED BY THIS PLAT. THIS TRACT IS SUBJECT TO 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 THIS TRACT IS SUBJECT TO 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 SHALL BE IN COMMON GROUND

AFFECT THE SUBJECT TRACT.

SURVEYOR'S CERTIFICATION ORDER NUMBER: 14-06-196 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD

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

LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 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 THE SUBJECT TRACT IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED. MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS

THE STERLING COMPANY MO. REG. 307-D

MO, REG. L.S. #2007017963

NOTE:

IAMEY / HENSON



NAVARRO (AFFECTS THE COMMON OPEN SPACES AND/OR COMMON GROUND AREAS SHOWN ON THE SITE DEVELOPMENT PLAN

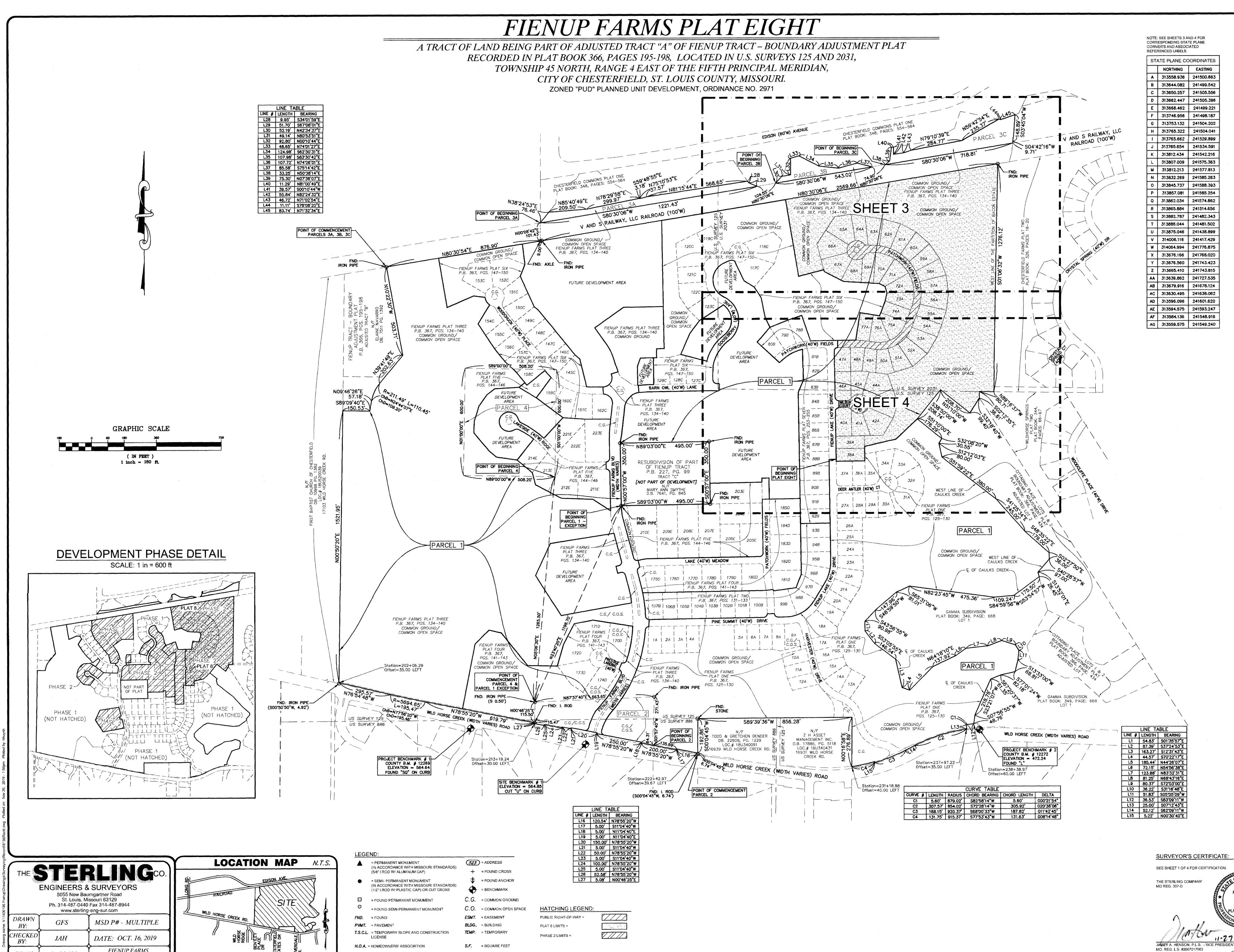
ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THESE RESTRICTIONS WERE NOT MENTIONED IN THE ABOVE TITLE COMMITMENT, AND SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT



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

THIS IS TO CERTIFY TO WILD HORSE RESIDENTIAL, LLC THAT WE HAVE, DURING THE MONTH OF JUNE, 2017, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF

SHEET 1 OF 4



FIENUP FARMS JOB NO. 14-06-196

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SHEET 2 OF

