

Memorandum

Department of Public Works



TO: Michael O. Geisel, PE
City Administrator

cc: James A. Eckrich, PE
Director of Public Works / City Engineer

Justin Wyse, AICP, PTP
Director of Planning

FROM: Zachary S. Wolff, PE
Assistant City Engineer *ZSW*

DATE: May 26, 2022

RE: Public Street Acceptance
Fienup Farms – Plat 8

Forward to PPW for review
and recommendation to the
full Council

MO Geisel 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:

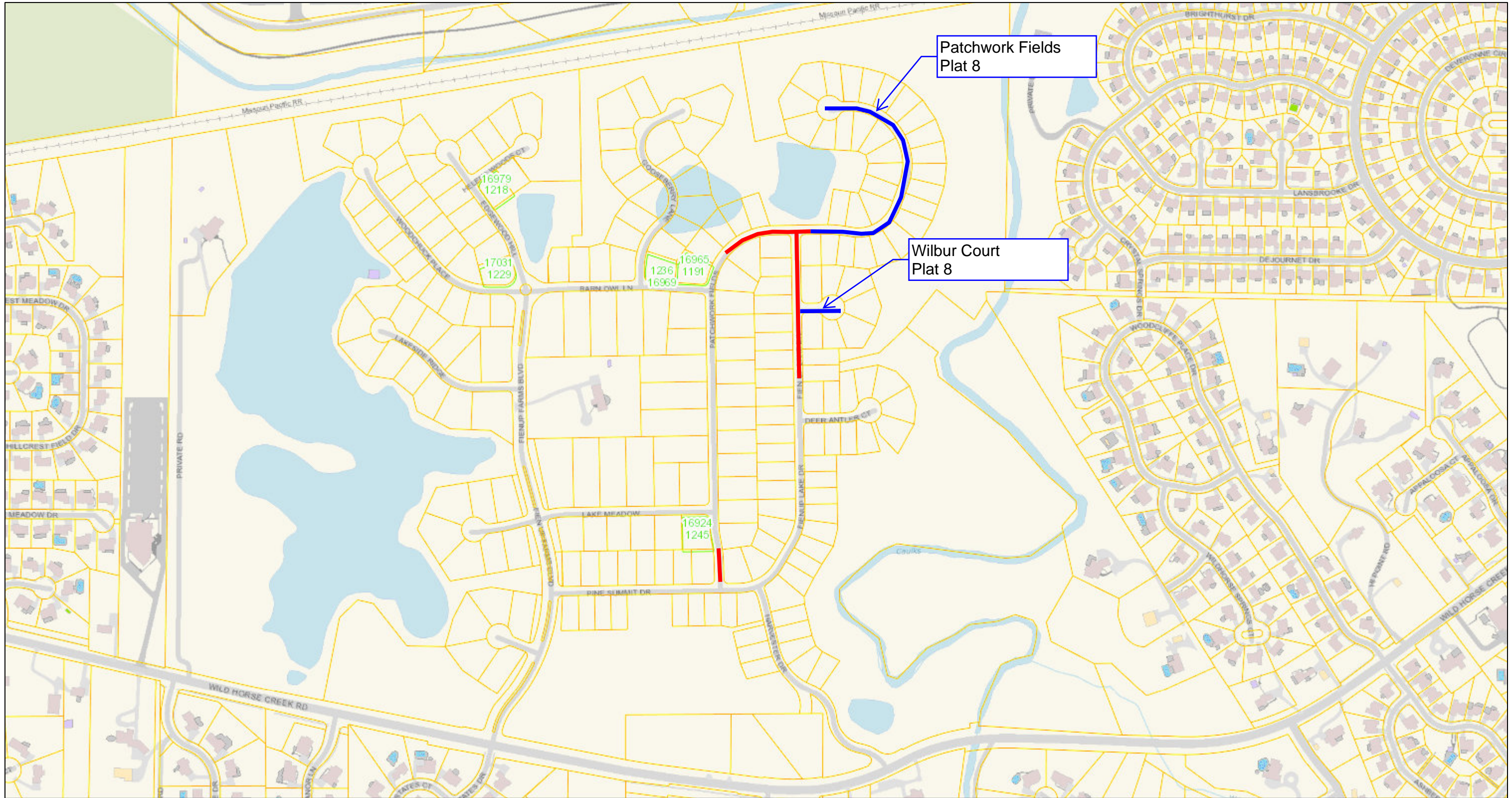
- | | |
|-----------------------|--|
| (1) Patchwork Fields: | Approximately 1,116 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Patchwork Fields
Book 368 Pages 6-9 |
| (2) Wilbur Court: | Approximately 114 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Wilbur Court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

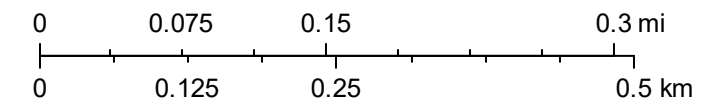
Fienup Farms Public Street Acceptance



12/28/2021, 11:47:50 AM

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

1:6,350



Esri, Inc., City of Chesterfield, Missouri

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

2020010200360
PLAT: BK: 366, PG: 6-9
FILED FOR RECORD
Jan 10, 2020 11:28 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal
on this day and year aforesaid

Charles E. Smith
Recorder, Plac

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREBY PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE AGREED 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" (PLAT BOOK 366, PAGES 195-198) TOGETHER WITH ALL CURB-DE-SACS AND ROWINGS 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.) 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.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, AMERICAN WATER COMPANY, SPIRE MISSOURI, INC. UNION ELECTRIC COMPANY DBA AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P. DBA AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELAYANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES 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 RIGHT DISTANCE EASEMENTS AS SHOWN HERON 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 EASEMENT BE CHANGED, NOR SHALL GRANITIC TREET, FENCES, POSTS 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 TREES WHICH ARE NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR COVERED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE, DRIVEWAYS AND SIDEWALKS SHALL BE LOCATED IN THE SIGHT DISTANCE EASEMENTS.

THE PERMITTER 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 PERMITTER BUFFERS. TRAILS, PUBLIC SIDEWALKS, PUBLIC ROADWAYS, PRIVATE ROADWAYS, FENCES, AND UTILITIES SHALL BE MAINTAINED WITHIN THE PERMITTER 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 PERMITTER BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD, MISSOURI.

THE BUFFER PRESERVATION AREAS, AS SHOWN HERON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI. THE BUFFER PRESERVATION AREAS, AS SHOWN HERON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE MAINTAINED BY 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 PLAN, MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STRIP 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 STRIP 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 2096, PAGE 277 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 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 FOLLOWING APPOINTMENTED AREA FURTHERMORE, 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 685 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 21ST DAY OF *March*, 2018, AS DAILY NO. *2022-0123-2025*, 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 810 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 WHEREOF, I HAVE HEREIN SET MY HAND THIS *17th* DAY OF *December*, 2019.

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

BY: *John H. Berra, Jr.*
JOHN H. BERRA, JR., PRESIDENT

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS *17th* DAY OF *December*, 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., AN AMENITY 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 HEREIN SET MY HAND AND AFFIRMED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES *09/18/2020*
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES 9/18/2021
COMMISSION # 173067

MICHAEL TAYLOR STUART
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
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PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

PARCEL 1:

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.

PARCEL 2:

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 TIGOD & GREENE BENDER BY INSTRUMENT RECORDED IN BOOK 2208, PAGE 129 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1229, 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) 87.74 FEET TO A POINT BEING LOCATED 100 FEET WEST 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 79°20'00" EAST, 199.97 FEET; THENCE SOUTH 1°10'40" WEST, 6.00 FEET; THENCE NORTH 79°52'00" WEST, 136.89 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 30.00 FEET WEST OF CENTERLINE STATION 219+46.13 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 82°34'54" WEST, 0.43 FEET; THENCE NORTH 1°10'40" EAST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 20.00 FEET; THENCE NORTH 1°10'40" EAST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 15.00 FEET; THENCE SOUTH 1°10'40" WEST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 8.00 FEET; THENCE SOUTH 1°10'40" WEST, 4.00 FEET; THENCE NORTH 79°52'00" WEST, 12.00 FEET; THENCE SOUTH 1°10'40" WEST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 42.58 FEET TO A POINT BEING DISTANT 30.00 FEET WEST OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH) AND BEING DISTANT SOUTH 07°40'22" EAST, 120.59 FEET TO A POINT LOCATED ON THE WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE SOUTH 1°10'40" WEST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 136.89 FEET TO THE POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 30.00 FEET WEST OF CENTERLINE STATION 219+46.13 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 82°34'54" WEST, 0.43 FEET; THENCE NORTH 1°10'40" EAST, 5.00 FEET; 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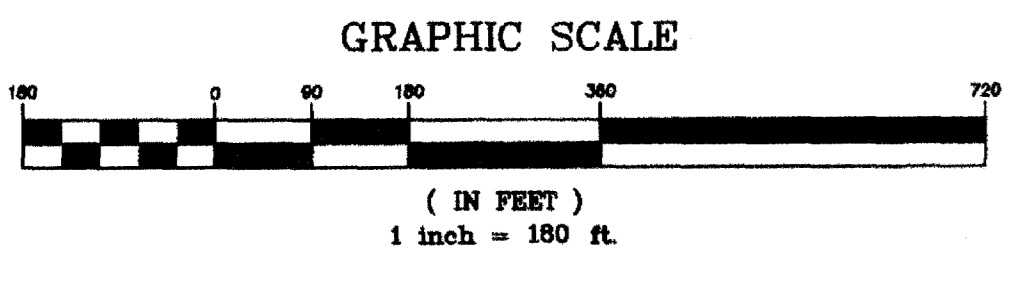
FIENUP FARMS PLAT EIGHT

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

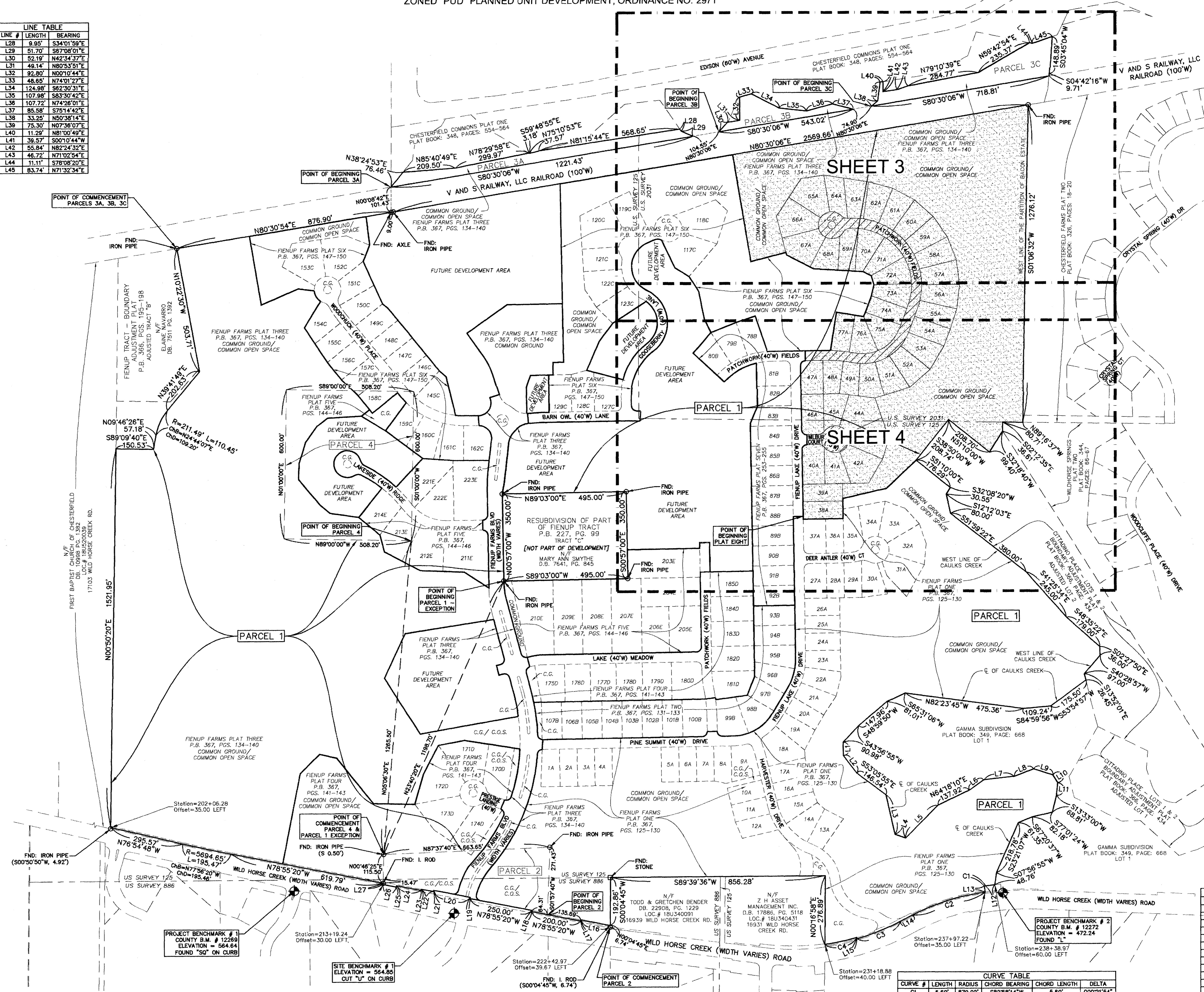
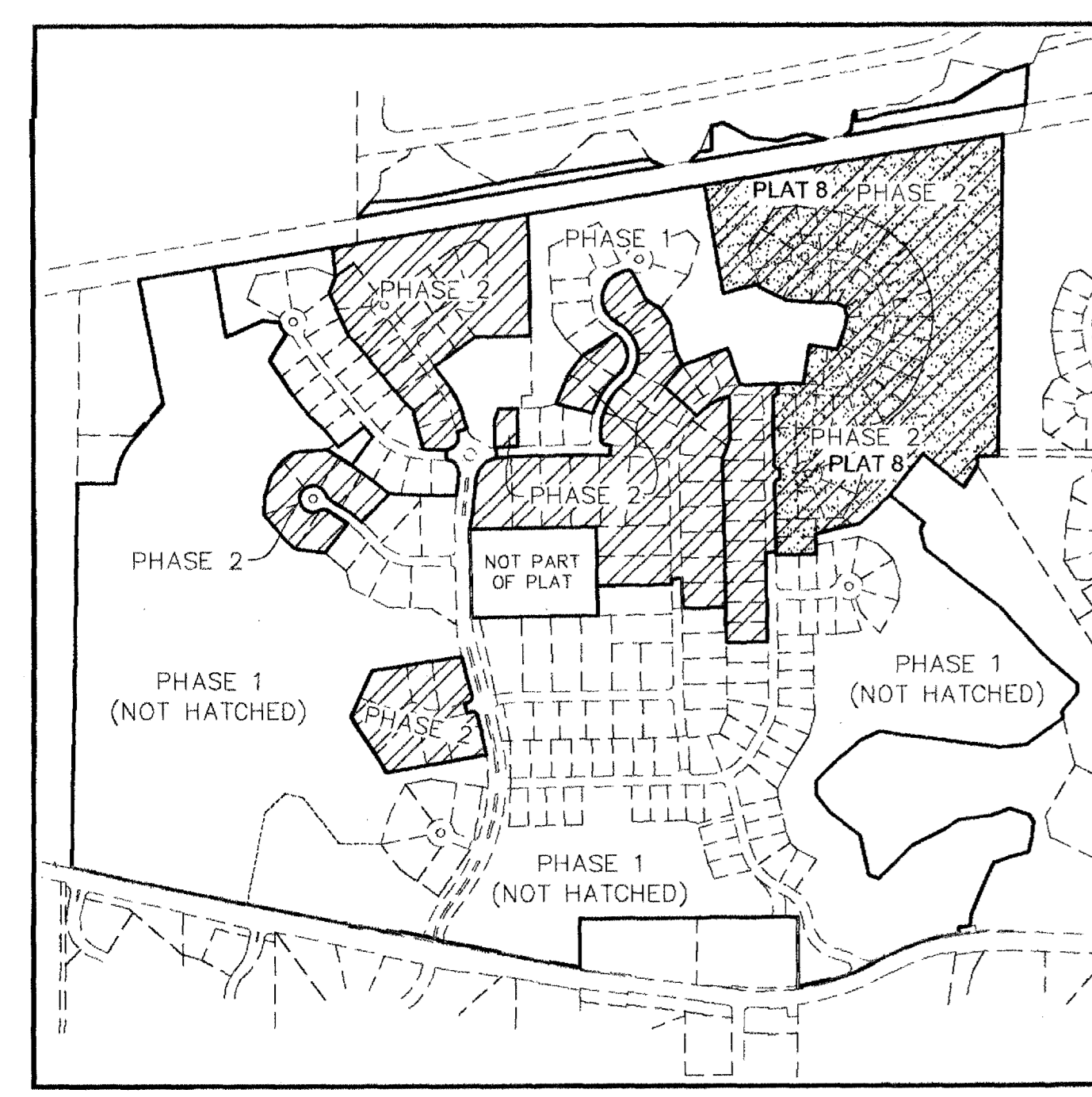
NOTE: SEE SHEETS 3 AND 4 FOR
 CORRESPONDING STATE PLANE
 CORNERS AND ASSOCIATED
 REFERENCED LABELS

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313558.936	241500.663
B	313644.082	241499.542
C	313650.257	241505.556
D	313662.447	241505.396
E	313668.462	241499.221
F	313746.956	241498.187
G	313753.132	241504.202
H	313763.322	241504.041
I	313765.652	241529.999
J	313765.834	241534.591
K	313812.434	241542.216
L	313807.009	241575.363
M	313812.213	241577.813
N	313832.269	241585.263
O	313845.737	241588.393
P	313857.081	241585.254
Q	313862.034	241574.882
R	313865.884	241514.656
S	313882.787	241482.343
T	313886.044	241461.502
U	313875.046	241438.899
V	314006.116	241417.429
W	314064.994	241776.875
X	313876.186	241768.020
Y	313876.560	241743.423
Z	313665.410	241743.815
AA	313639.862	241727.535
AB	313679.916	241678.124
AC	313630.495	241638.062
AD	313596.098	241601.820
AE	313594.575	241593.247
AF	313584.136	241548.916
AG	313569.575	241549.240

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S87°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.89'	N74°01'27"E
L34	124.88'	S92°30'31"E
L35	107.88'	S83°30'42"E
L36	107.72'	N74°28'01"E
L37	85.58'	S72°14'42"E
L38	33.25'	N50°38'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N71°32'34"E



DEVELOPMENT PHASE DETAIL
 SCALE: 1 in = 600 ft

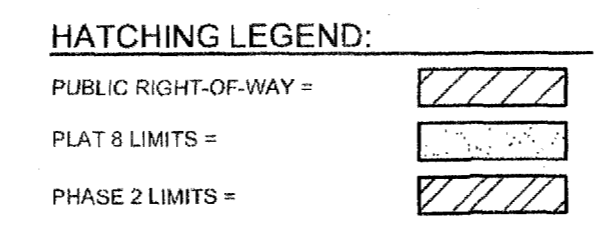


LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	82.58'	N78°55'20"W
L27	5.00'	N00°46'25"E

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.80'	879.02'	S82°58'14"W	5.80'	0°02'15"
C2	307.57'	184.02'	S72°28'14"W	309.92'	0°02'38"
C3	188.15'	920.37'	S88°00'33"W	187.82'	01°42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	00°14'48"

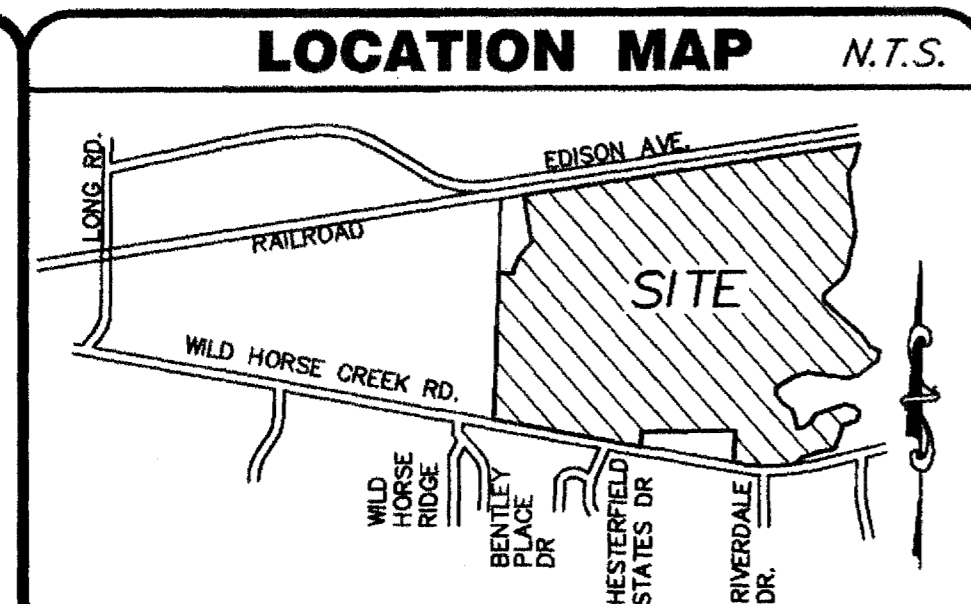
LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	81.90'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	185.47'	N44°28'07"E
L6	72.15'	N54°56'36"E
L7	123.88'	N83°32'31"E
L8	81.25'	N88°43'16"E
L9	80.37'	S70°03'00"E
L10	36.22'	S31°16'48"E
L11	51.83'	S05°05'09"W
L12	36.53'	S85°09'11"W
L13	25.00'	S07°12'43"E
L14	52.12'	S82°09'11"W
L15	5.22'	N00°30'40"E

- LEGEND:
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" 1.000 W ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" 1.000 W PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - P.W.T. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - ②②② = ADDRESS
 - + = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊙ = BENCHMARK
 - C.C. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET



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

DRAWN BY:	GFS	MSD P# - MULTIPLE
CHECKED BY:	JAH	DATE: OCT. 16, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT EIGHT



SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 4 FOR CERTIFICATION
 THE STERLING COMPANY
 MO. REG. 307-0

JAMEY A. HENSON
 LICENSED PROFESSIONAL LAND SURVEYOR
 NUMBER PLS-200701966

J. Henson
 DATE: 10-27-19
 JAMEY A. HENSON, P.L.S., VICE PRESIDENT
 MO. REG. L.S. #200701966
 SHEET 2 OF 4

FIENUP FARMS PLAT EIGHT

