



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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

Summary

Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC, is requesting a zoning map amendment from the City of Chesterfield, to change the zoning of a tract of land currently zoned “NU” Non-Urban District to “E-1” Estate One-Acre District. The property was originally zoned “NU” Non-Urban District by St. Louis County and has been primarily used for agricultural purposes. The petitioner is requesting to zone the property “E-1” Estate One-Acre District 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. The second step as planned by the Petitioner is an additional petition for a zoning map amendment to obtain “PUD” Planned Unit Development zoning (P.Z. 05-2015).

Site History

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. The property is currently utilized for agricultural purposes and has been in the past as well. Additionally, there have been no known structures on this site.

In 2013, two petitions for a zoning map amendment from the “NU” Non-Urban District to an “E-1” Estate One-Acre District (P.Z. 15-2013) and “E-1” Estate One-Acre District to a “PUD” Planned Unit Development (P.Z. 16-2013) were filed by Fischer & Frichtel Custom Homes, LLC, for this property. The purpose of these petitions was to allow for the development of 48 single family homes on this property. Public Hearings on these petitions were held on November 25, 2013; thereafter, the following occurred for each of these petitions:

- **P.Z. 15-2013 “NU” to “E-1”**: At the March 10, 2014 Planning Commission a motion to approve was passed by a vote of 8-0.
- **P.Z. 16-2013 “E-1” to “PUD”**: Presented at the March 10, 2014 Planning Commission meeting—outstanding issues were identified and the Commission voted to hold the project.

In July of 2014, both of these petitions were withdrawn by the Petitioner prior to any City Council action occurring.



Figure 1: Subject Site Aerial

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

North: The land uses of the properties to the north are single family residential and are zoned “NU” Non-Urban District and “E-1” Estate One-Acre District.

South: The property to the south is Wildhorse subdivision containing single family residential units zoned “R-1/PEU” Residence District with a Planned Environmental Unit.

East: Properties east of the site are single family residential as well within the Windridge Estates, Country Lake Estates, and Deepwood subdivisions. Windridge Estates and Country Lake Estates subdivisions are zoned “R-1/PEU” Residence District with a Planned Environmental Unit and the Deepwood subdivision is zoned “NU” Non-Urban District.

West: The properties to the west are single-family attached dwellings within the Arbors at Wildhorse subdivision which is zoned “PUD” Planned Unit Development and a church zoned “NU” Non-Urban District.

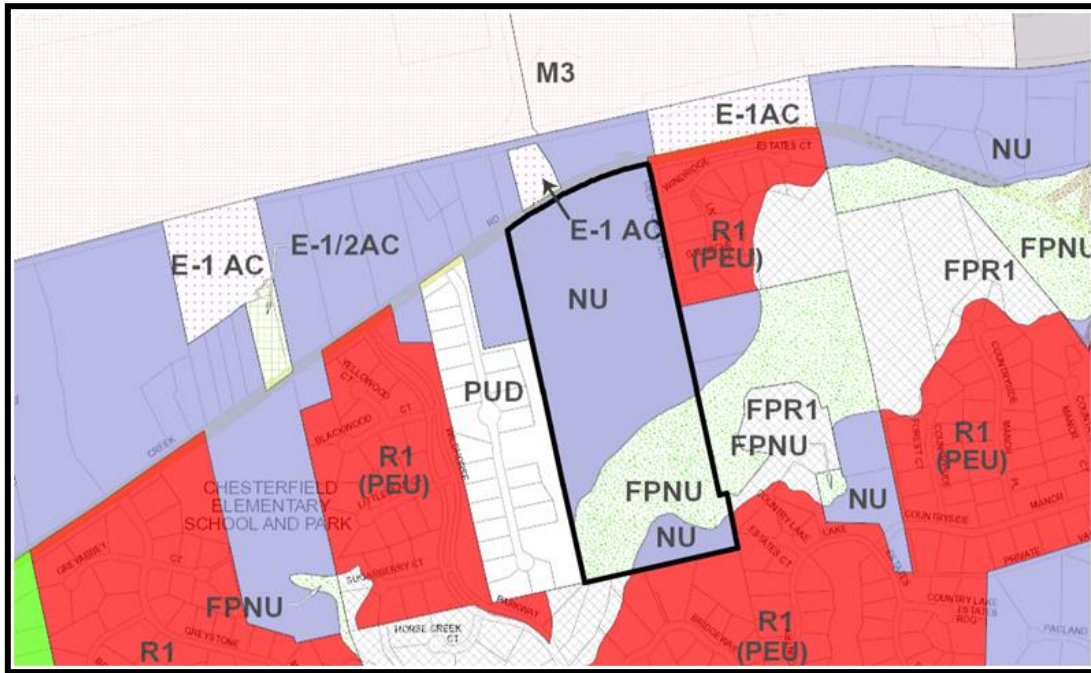


Figure 2: Surrounding Land Uses

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single-Family district and has a minimum one (1) acre density requirement. Proposed uses and density of the “E-1” Estate One-Acre District would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

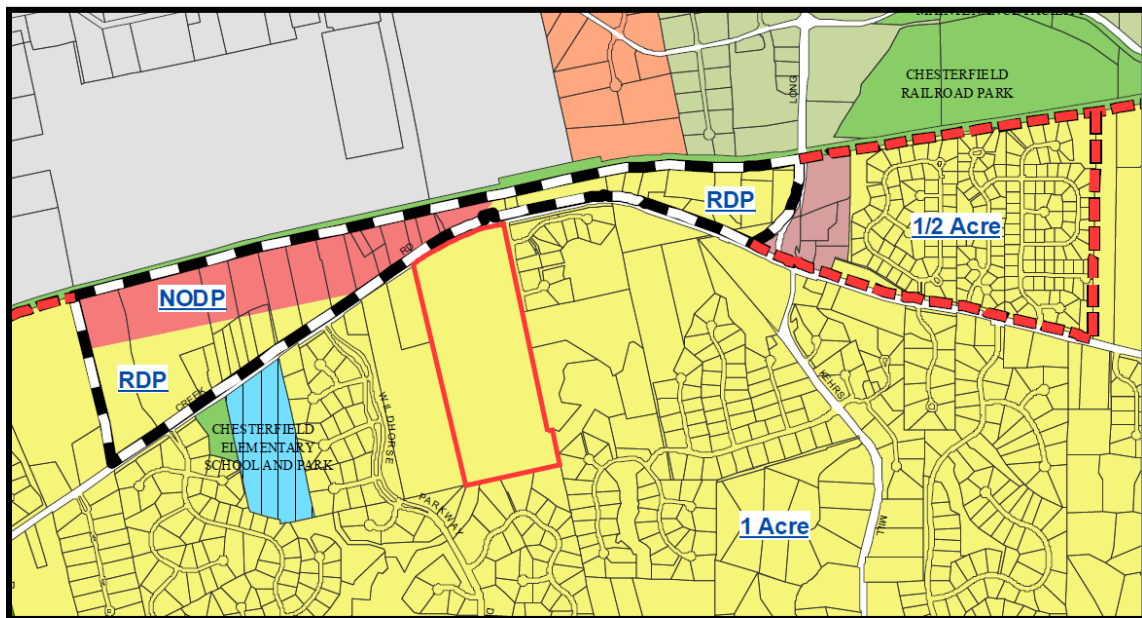


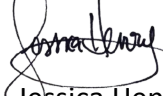
Figure 3: Comprehensive Land Use Plan

Staff Analysis

Change of zoning requests to a straight zoning district, such as “E-1” Estate One-Acre District only require an Outboundary Survey which has been included in the Planning Commission’s packet.

A public hearing further addressing the request will be held at the June 22nd, 2015 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Outboundary Survey.

Respectfully submitted,



Jessica Henry, AICP
Project Planner

Attachments

1. Public Hearing Notice
2. Outboundary Survey

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, June 22, 2015 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “NU” Non-Urban District to a “E-1” Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

And

P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from a “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

For a list of the requested uses, contact the project planner.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jessica Henry, Project Planner, by telephone at 636-537-4741 or by email at jhenry@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

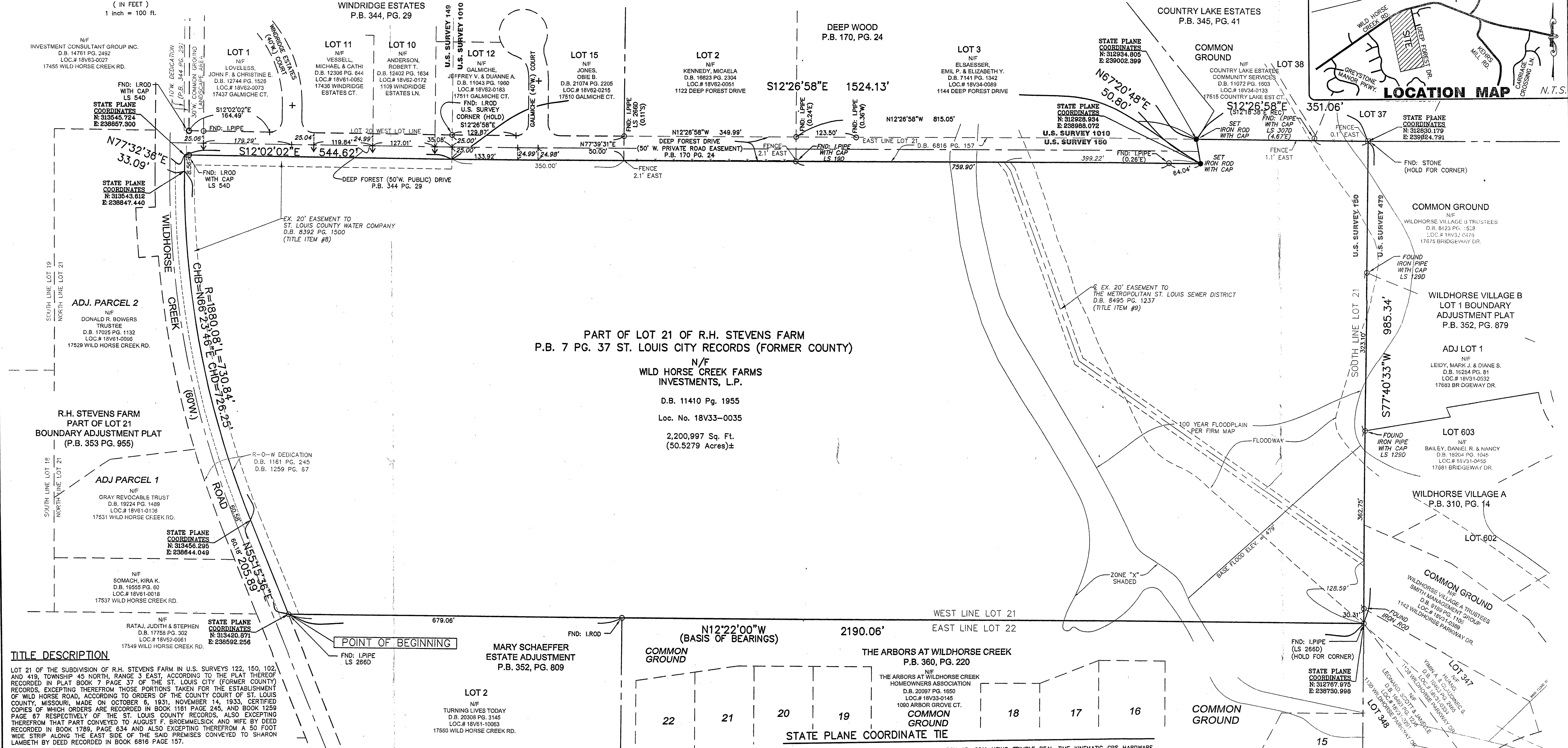
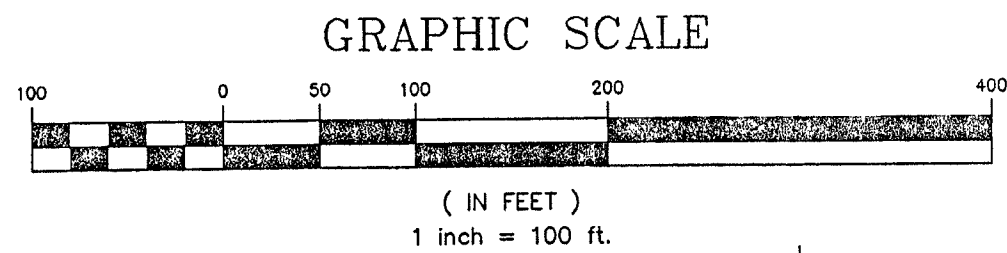
A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder’s office, also being on the south right of way line of Wildhorse Creek (60’w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North 55°15’36” East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North 66°23’46” East, 726.25 feet; North 77°32’36” East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest

(50'w.) Drive; thence along the west right of way line of said Deep Forest Drive, South 12°02'02" East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South 12°26'58" East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North 67°20'48" East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South 12°26'58" East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South 77°40'33" West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaffer Estate Adjustment, North 12°22'00" West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less, according to a survey by The Sterling Company during the month of October, 2013 under order number 13-08-265.



**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



**PART OF LOT 21 OF R.H. STEVENS FARM
P.B. 7 PG. 37 ST. LOUIS CITY RECORDS (FORMER COUNTY)**
N/F
**WLD HORSE CREEK FARMS
INVESTMENTS, L.P.**
D.B. 11410 Pg. 1955
Loc. No. 18V33-0035
2,200,997 Sq. Ft.
(50.5279 Acres)±

TITLE DESCRIPTION
LOT 21 OF THE SUBDIVISION OF R.H. STEVENS FARM IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, EXCEPTING THOSE PORTIONS TAKEN FOR THE ESTABLISHMENT OF WILD HORSE ROAD, ACCORDING TO ORDERS OF THE COUNTY COURT OF ST. LOUIS COUNTY, MISSOURI, MADE ON OCTOBER 6, 1931, NOVEMBER 14, 1933, CERTIFIED COPIES OF WHICH ORDERS ARE RECORDED IN BOOK 1191 PAGE 245, AND BOOK 1259 PAGE 87 RESPECTIVELY OF THE ST. LOUIS COUNTY RECORDS; ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO AUGUST F. BROEMMELSCHEIDT AND WIFE BY DEED RECORDED IN BOOK 1789, PAGE 634 AND ALSO EXCEPTING THEREFROM A 50 FOOT WIDE STRIP ALONG THE EAST SIDE OF THE SAID PREMISES CONVEYED TO SHARON LAMBETH BY DEED RECORDED IN BOOK 6816 PAGE 157.

LAND DESCRIPTION
A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE WILDHORSE CREEK (60'W) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'36" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12°22'02" EAST, 544.82 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, NORTH 67°00'48" EAST, 50.80 FEET TO THE NORTHEAST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE EAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,997 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265.

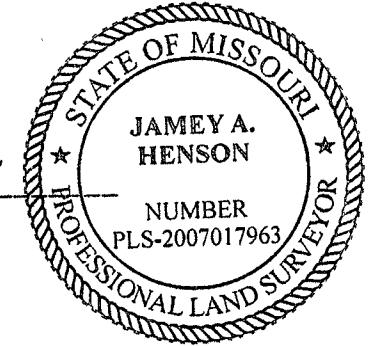
- TITLE NOTES**
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER KEE-15-166116 REVISION NO. 1 WITH AN EFFECTIVE DATE OF MARCH 10, 2015 AT 6:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
 - ITEM 1-6: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.
 - ITEM 7: PROVISIONS OF THE PLAT OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE RECORDS OF THE CITY OF ST. LOUIS, AFFECTS THE SUBJECT PROPERTY. NOT SHOWN - NO SURVEY-RELATED PROVISIONS ARE LISTED ON THE PLAT.
 - ITEM 8: EASEMENT FOR WATER PIPE GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8392 PAGE 1500. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
 - ITEM 9: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8495 PAGE 1237. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
 - ITEM 10: DEDICATION OF SEWER SYSTEM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10281 PAGE 1983. AFFECTS THE SUBJECT PROPERTY. NOT SHOWN - NOT A SURVEY-RELATED ITEM.
 - ITEM 11: RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THAT PORTION OF THE SUBJECT PROPERTY ENRAGED WITHIN THE RIGHT OF WAYS OF WILD HORSE CREEK ROAD AND EATHERTON ROAD. DOES NOT AFFECT SUBJECT PROPERTY, AS RIGHT-OF-WAY IS ADJACENT TO SUBJECT PROPERTY. NOT SHOWN.

STATE PLANE COORDINATE TIE
STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SROX AND A PID OF D12212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 31424.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SROX. 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 BEARING CLOCKWISE 0°22'11". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.
COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

- NOTES**
- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 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 PAGE FEERS.
 - BASIS OF BEARINGS: THE ARBORS AT WILDHORSE CREEK (P.B. 360 PG. 220)
 - SOURCE OF RECORD TITLE: DEED RECORDED IN BOOK 11410 PAGE 1955 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
 - THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT APPLY ONLY TO THE PARCEL OF LAND AS HERON DESCRIBED.
 - SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), EXCEPT THOSE AREAS IDENTIFIED HEREON IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE" AND FLOOD ZONE "AE" (FLOODWAY) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0145K EFFECTIVE FEBRUARY 4, 2015. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS UNDAUNDED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS IN ZONE AE.

SURVEYOR'S CERTIFICATE
ORDER NUMBER: 15-03-091
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY TO WLMAS FARM, LLC, TITLE PARTNERS AGENCY, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THE STERLING COMPANY HAS, DURING THE MONTH OF OCTOBER 2013, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.
THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 30.2 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).
THE STERLING COMPANY
MO. REG. NO. 307-D



JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963
DATE 4/15/15

RECEIVED
City of Chesterfield
JUN 15 2015
Department of Public Services

ISSUE REMARKS/DATE
2 Update Client and Title Commitment info. 6-15-15

PREPARED FOR:
WLMAS FARM, LLC
5091 New Baumgartner Road
ST. LOUIS, MO 63129
314-487-5617

ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
TEL: (314) 487-0440
E-Mail: Sterling@sterling-eng-surr.com

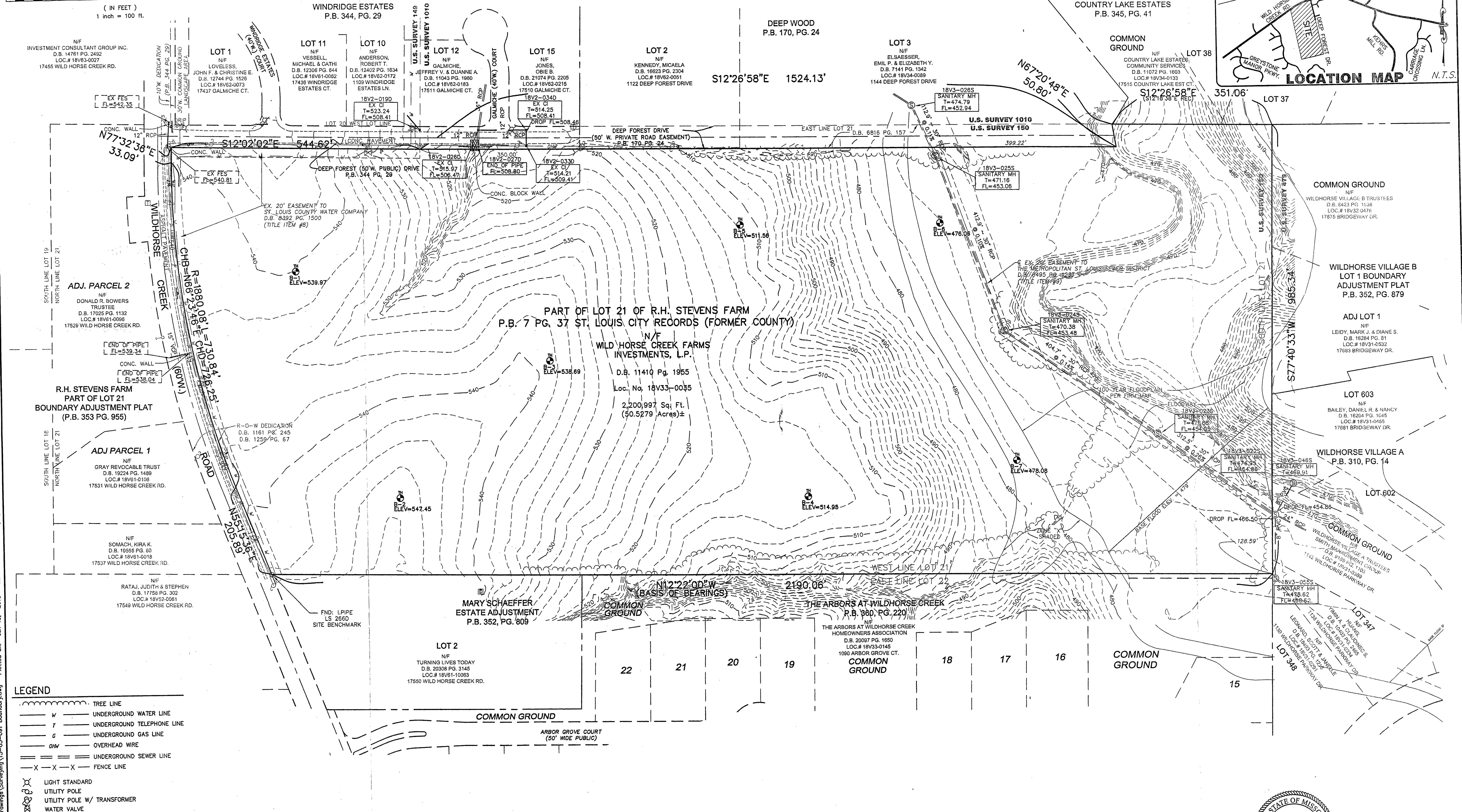
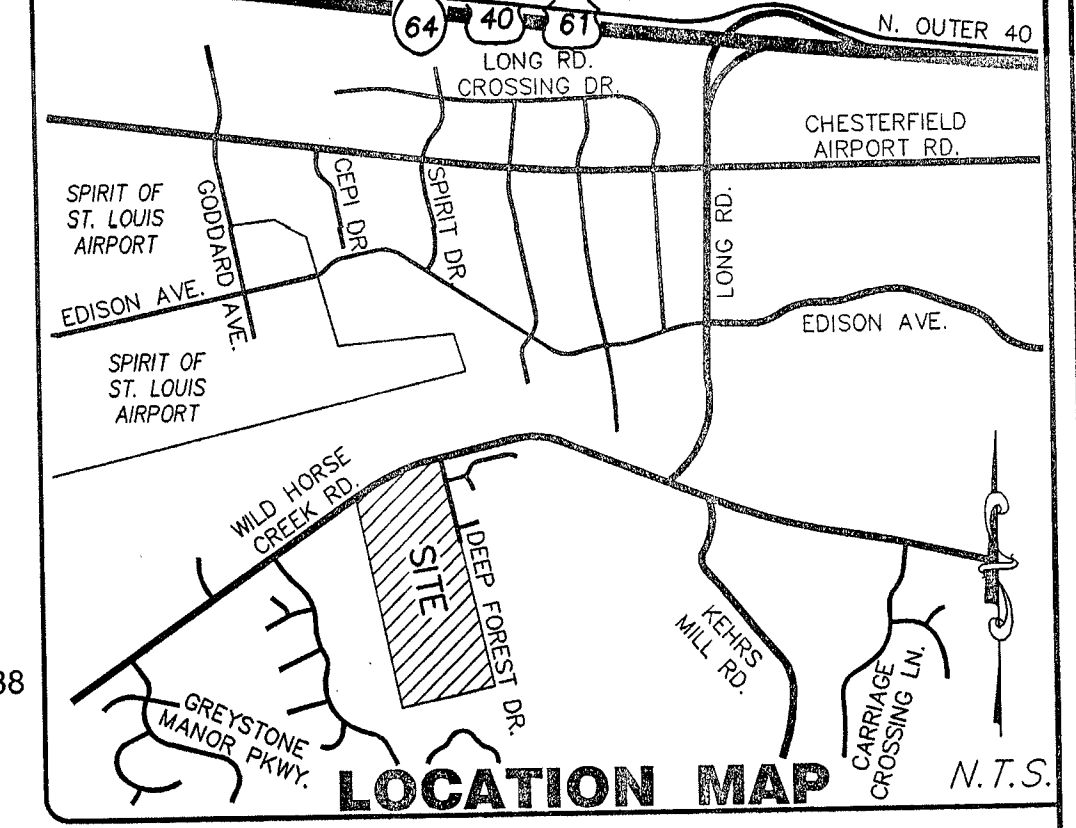
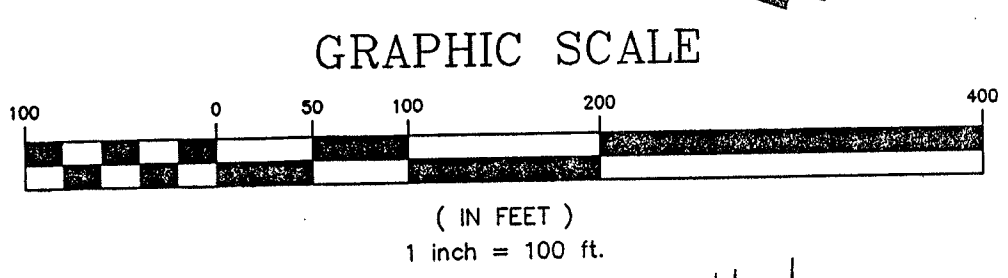
PROJECT:
17508 WILDHORSE CREEK ROAD
"WLMAS FARM"SHEET TITLE:
Boundary Survey

| | | | |
|-------|-----|----------|---------|
| DRAWN | RSB | DESIGNED | CHECKED |
| | | | JAH |

NO. 15 03 091
SHEET 1 OF 2

BASE MAP

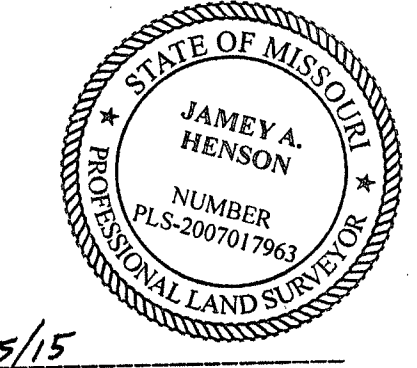
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 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



- LEGEND**
- TREE LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD WIRE
 - UNDERGROUND SEWER LINE
 - FENCE LINE
 - LIGHT STANDARD
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - WATER VALVE
 - GAS VALVE
 - TELEPHONE BOX
 - STREET/ROAD SIGN
 - FIRE HYDRANT
 - MAIL BOX
 - SANITARY MANHOLE
 - CURB INLET / AREA INLET
 - DENOTES SEMI-PERMANENT MONUMENT
 - FOUND IRON PIPE
 - CONC. MON./ STONE
 - CROSS
 - CROSS WITH ANCHOR

BENCHMARK INFORMATION
 COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88)
 "STANDARD TABLE" STAMPED 98-75 S.L.C. SET IN WEST END OF NORTH
 HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD; 0.4 MILE
 EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD
 HORSE CREEK ROAD.
 SITE BENCHMARK: ELEVATION = 542.81' (NAVD 88)
 FOUND IRON PIPE WITH CAP FOUND AT THE NORTHWEST CORNER OF THE SUBJECT
 TRACT.

THE STERLING COMPANY
 MO. REG. 307-D
 JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963
 DATE: 4/15/15



PREPARED FOR:
WILMAS FARM, LLC
 5091 New Baumgathner Road
 ST. LOUIS, MO 63129
 314-487-5617

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 NEW BAUMGATHNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

| | | | | |
|-------|-----|----------|---------|-----|
| DRAWN | RSB | DESIGNED | CHECKED | JAH |
|-------|-----|----------|---------|-----|

PROJECT:
 17508 WILDHORSE CREEK ROAD
 "WILMAS FARM"

SHEET TITLE: Topographic Survey

| | | | |
|-----------------------|----|----|-----|
| NO. | 15 | 03 | 091 |
| M.S.D. | | | |
| P# | | 2 | |
| DIGITAL FILE LOCATION | | | |
| ENTER DRAWING NAME OR | | | |

OF 2

BASE MAP

Drawing name: V:\1503091_Landowner\Drawings\Surveying\15-03-091_Boundary.dwg Plotted on: Jun 15, 2015 11:44am Plotted by: Jenson