



VILA

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Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: June 25, 2012

From: Shawn Seymour, AICP
Senior Planner

Location: South side of Wild Horse Creek Road and west of its intersection with Long Road

Applicant: Arbor Holdings, LLC. on behalf of 17560 Wild Horse Creek, LLC

Description: **Arbors at Wild Horse Creek:** A Record Plat for a 23 acre tract of land zoned “PUD” Planned Unit Development located on the south side of Wild Horse Creek Road and west of its intersection with Long Road (18V330046).

PROPOSAL SUMMARY

Arbor Holdings, LLC., on behalf of 17560 Wild Horse Creek, LLC., has submitted a request for a Record Plat. The record plat will establish twenty-two (22) residential lots varying in size, however not to be less than 24,000 sf. The record plat will also establish Arbor Grove Court, a public right-of-way.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. The property has been utilized for agricultural purposes throughout the duration of initial zoning to current.

In 2001 and 2002, the City of Chesterfield received several petitions for zoning map amendments for this site. All petitions were submitted with the goal of developing the site for residential purposes. P.Z. 08/09-2001 was a request for a zoning map amendment to the “E3” Estate Residence District (one-half acre) and a “PEU” Planned Environmental Unit. These petitions were subsequently

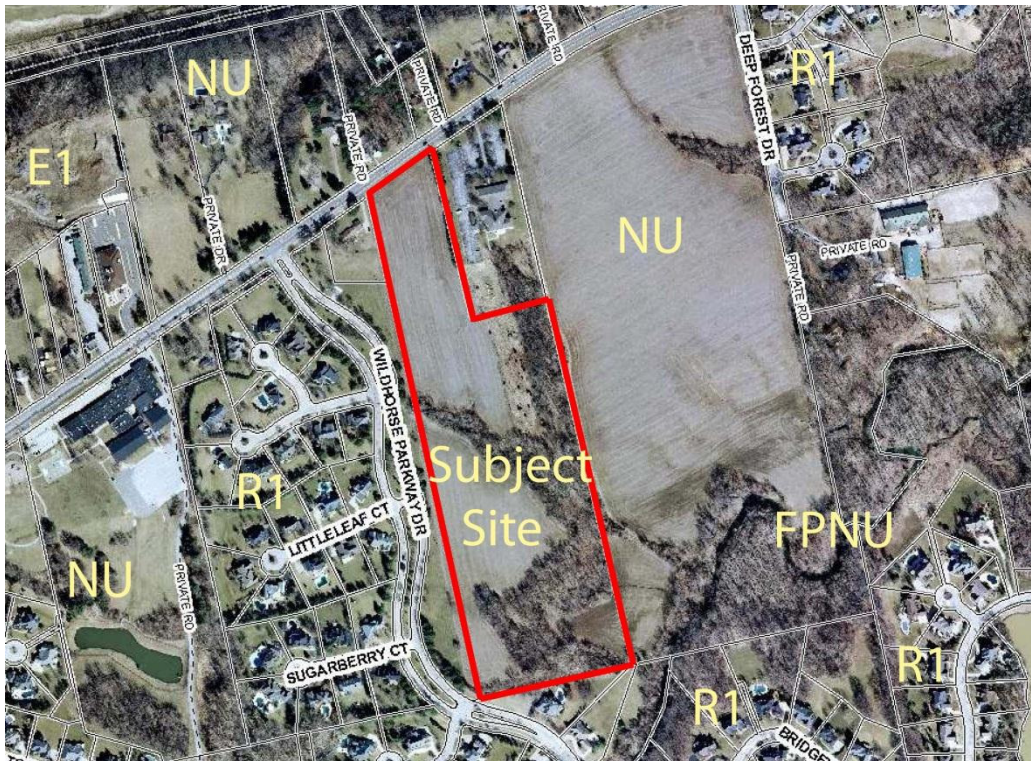
deemed inactive post public hearing. P.Z. 33-2001 was a further attempt to obtain the “E3” zoning designation. This petition was deemed inactive prior to the scheduling of a public hearing. In 2002, petitions P.Z. 10-2002 and P.Z. 28-2002 were submitted in final attempts to obtain “E3” zoning entitlements, but were withdrawn and deemed inactive respectively. In all four petitions, the petitioner was unable to meet complete submittal requirements or was unable to meet Staff’s review of minimum design standards.

Most recently in August of 2011 the City received a petition for a zoning map amendment from the “NU” district to a Planned Unit Development “PUD” District. The requested “PUD” would permit a total of 22 single family units on the 23 acre tract while maintaining far above the minimum existing grading and tree canopy by modifying minimum lots sizes and setbacks. This petition was subsequently approved in October of 2011.

A Site Development Plan was approved by the Planning Commission and City Council in January and February of 2012 respectively. The site plan approved the layout and orientation of twenty-two (22) single family homes on lots of varying size, not to be less than 24,000 sf., on a public right-of-way with direct access to Wild Horse Creek Road. The approved plan also ensured that over forty (40) percent of existing tree canopy will be preserved as well as much of the existing rolling topography. An accompanied landscape plan was also approved that will frame the residential development with deep, fifty (50) foot and greater landscape buffers to enhance privacy and to increase pervious coverage.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Residential	“NU” Non-Urban District
South	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit
East	Undeveloped	“NU” Non-Urban District
West	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit



STAFF ANALYSIS

- **Zoning**

The subject site is currently zoned "PUD" Planning Unit Development District under the terms and conditions of City of Chesterfield Ordinance Number 2678. The submittal was reviewed against the requirements of Ordinance 2678 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

The PUD ordinance permits flexibility to standard residential zoning district requirements. Lot sizes, setback, building heights, etc., are permitted to be modified in order to create a better built environment and enhance the overall look and functionality of the development. The Arbors at Wild Horse Creek was permitted to utilize at a minimum, 24,000 sf., lots and to customize setbacks in order to increase buffering and to preserve existing grading and tree canopy. This allowed the applicant to develop the site to maximum potential, while reducing the need to further modify the natural environment, including grading, tree canopy and water courses.

- **Access and Circulation**

Access to the site is granted by one (1) point along Wild Horse Creek Road a right-of-way maintained by MoDOT. MoDOT has approved this access point.

The internal roadway system of the proposed development consists of one (1) road which terminates at the south end of the site in a cul-de-sac style with a circular turn around. The length of this road is approximately 1,900ft.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance. Staff recommends ***approval*** of the submitted record plat.

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 Arbors at Wild Horse Creek."
- 2) "I move to approve the Record Plat for the Arbors at Wild Horse Creek with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning, Public Works and Parks

Attachments: Record Plat

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED IN THE FOREGOING 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 "THE ARBORS AT WILDHORSE CREEK", ARBOR GROVE COURT (50' W), TOGETHER WITH ALL CURB-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (// // //) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

THE RIGHT-OF-WAY STRIP ALONG WILDHORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXX) ON THIS PLAT, IS HEREBY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY GRANTED TO CITY OF CHESTERFIELD, MISSOURI AMERICAN WATER COMPANY, LADELO GAS COMPANY, AMREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, 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 RESTRICTED AREAS AS SHOWN HEREON HERON SHALL PROHIBIT ANY DISTURBANCE EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.

THE PERMANENT DRAINAGE EASEMENT (P.D.E.) SHOWN HEREON AS 5 FEET WIDE ADJACENT TO THE SOUTH SIDE OF WILDHORSE CREEK ROAD, AS NOTED BY THIS PLAT, AND LOCATED WEST OF THE ENTRANCE IS HEREBY GRANTED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION (M.DOT), THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING AND MAINTAINING 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 STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE STORMWATER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD, THEIR SUCCESSORS AND ASSIGNS, PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING AND MAINTAINING 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 STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

EASEMENTS LABELED SIDEWALK AND MAINTENANCE EASEMENT ARE HEREBY GRANTED TO THE CITY OF CHESTERFIELD TO IMPROVE, CONSTRUCT, REPAIR AND MAINTAIN SIDEWALKS.

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.

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREA(S) AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.

BMP (BEST MANAGEMENT PRACTICES): STORMWATER MANAGEMENT RESERVE AREAS AND STORMWATER BUFFER AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES), THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____, 2012, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK _____ PAGE _____ OR AS AMENDED THEREAFTER.

THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT FEATURES AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, AND STORMWATER BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, SEWERS AND STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (P-29375).

MAINTENANCE EASEMENTS FOR INGRESS, EGRESS, AND MAINTENANCE OVER THE STORMWATER BUFFER AREAS ARE HEREBY GRANTED TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, REPAIRING, AND MAINTAINING SAID STORMWATER BUFFER AREAS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILDHORSE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ON THE _____ DAY OF _____, 20____ AS DAILY NO. _____ IN THE ST. LOUIS COUNTY RECORDS.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED ON THE _____ DAY OF _____, 20____ AS DAILY NO. _____ IN THE ST. LOUIS COUNTY RECORDS.

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 HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2012.

ARBOR HOLDINGS, LLC
JHB PROPERTIES, INC. (MEMBER)

BY: JOHN H. BERRA, JR.
PRESIDENT

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA, JR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., A CORPORATION OF THE STATE OF MISSOURI, A MEMBER OF ARBOR HOLDINGS, LLC, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGEND

- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS); 5/8" IRON W/ ALUMINUM CAP)
● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS); 1/2" IRON W/ PLASTIC CAP)

THE STERLING CO. ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-487-0440 Fax: 314-487-8044
www.sterling-eng-sur.com

Table with columns: DRAWN BY: TJH, MSD P# - 20375-00; CHECKED BY: JAH, DATE: 05/24/2012; JOB NO.: 11-01-002, THE ARBORS AT WILDHORSE CREEK

NOTES

1. THIS TRACT CONTAINS 23.422 ACRES, MORE OR LESS.

2. LINES OF BEARINGS ADOPTED FROM RECORD PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY RECORDS.

3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 15811, PAGE 2785 AND DEED BOOK 16203, PAGE 1131 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF SAID RECORDS.

4. ALL BEARINGS AND DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE. ADJUSTMENT AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. (R) INDICATES RECORD BEARING AND DISTANCES PER GENERAL WARRANTY DEED RECORDED AS DEED BOOK 15811, PAGE 2785 OF SAID RECORDS.

5. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.

6. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT OR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH FILE NO. KEE-11-98983 WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2012. THE NOTES REGARDING SCHEDULE B, SECTION II, OF THE ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-5: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 6: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8343 PAGE 1376 AND BOOK 8415 PAGE 2317 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE SUBJECT TRACT. EASEMENT PER BOOK 8343 PAGE 1376 PLOTS ADJACENT TO THE RIGHT OF WAY OF WILDHORSE CREEK ROAD. EASEMENT PER BOOK 8415 PAGE 2317 AFFECTS THE SOUTHWEST CORNER OF LOT 14 AS SHOWN HEREON.

ITEM 7: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8550 PAGE 834 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOOT.

ITEM 8: EASEMENT GRANTED TO SOUTHWESTERN BELL ACCORDING TO INSTRUMENT RECORDED IN BOOK 8558 PAGE 906 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOOT.

ITEM 9: EASEMENT GRANTED TO LADELO GAS COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 10870 PAGE 1688 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE NORTH 20 FEET OF SUBJECT TRACT ALONG WILDHORSE CREEK ROAD AS NOTED AND SHOWN HEREON.

ITEM 10: EASEMENT GRANTED TO MSD ACCORDING TO INSTRUMENT RECORDED IN BOOK 9978 PAGE 503 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS THE EAST LINE OF THE SUBJECT TRACT AS WELL AS THE EAST LINES OF PLOTTED LOTS 15-32 IN THE AREA NOTED AND SHOWN HEREON.

ITEM 11: MAINTENANCE AGREEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 10081 PAGE 2240 OF THE ST. LOUIS COUNTY RECORDS, MAINTENANCE AGREEMENT AFFECTS A DETENTION BASIN AND STORMWATER IMPROVEMENTS LOCATED APPROXIMATELY IN THE AREA NOTED HEREON, AS WELL AS THE LOCATION OF THE BASIN IS SHOWN HEREON UP TO THE 498 FOOT ELEVATION CONTOUR AS DEPICTED ON THE APPROVED MSD PLANS UNDER MSD P# 13479-02 FOR THE ASSOCIATED IMPROVEMENTS. THIS DETENTION AND STORM WATER DRAINAGE WAS CREATED BY AND FOR THE BENEFIT OF WHAT IS NOW LOT 2 OF THE BOUNDARY ADJUSTMENT OWNED BY THE FULL GOSPEL CHURCH. AT THE TIME OF THESE IMPROVEMENTS AND THIS MAINTENANCE AGREEMENT, THE CHURCH OWNED ALL OF LOT 8 OF THE MARY SCHAEFFER ESTATE. THE SUBSEQUENT BOUNDARY ADJUSTMENT AND SALE OF PART OF THE ORIGINAL LOT 8, NOW PUTS THE FACILITIES ASSOCIATED WITH THIS AGREEMENT OUTSIDE OF THE PROPERTY OWNED BY THE CHURCH AND AS SUCH, THE FACILITIES HAVE BEEN RETAINED BY THE CHURCH FOR THESE IMPROVEMENTS. IT IS UNKNOWN TO THE SURVEYOR, WHAT AFFECTS THIS AGREEMENT ULTIMATELY HAS, OR MAY HAVE, ON THE SUBJECT PROPERTY.

NOTE: ITEM 11 ABOVE IS SUPPLEMENTED BY DRAINAGE EASEMENT RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS.

RELEASE DEED OF TRUST

WHEREAS, _____ BY A DEED OF TRUST, DATED _____ AND RECORDED IN THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK _____ PAGE _____ CONVEYED TO THE TRUSTEES 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 FULLY PAID AND SATISFIED.

NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY REMISE, RELEASE AND QUITCLAIM UPON THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAID, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2012.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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COUNTY OF ST. LOUIS)

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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COUNTY OF ST. LOUIS)

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

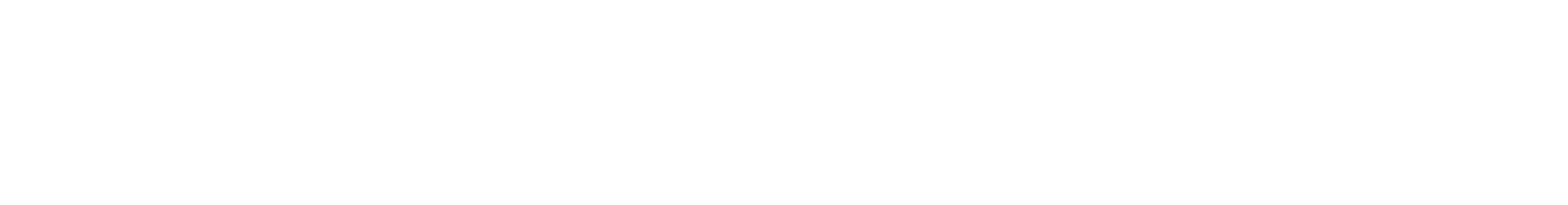
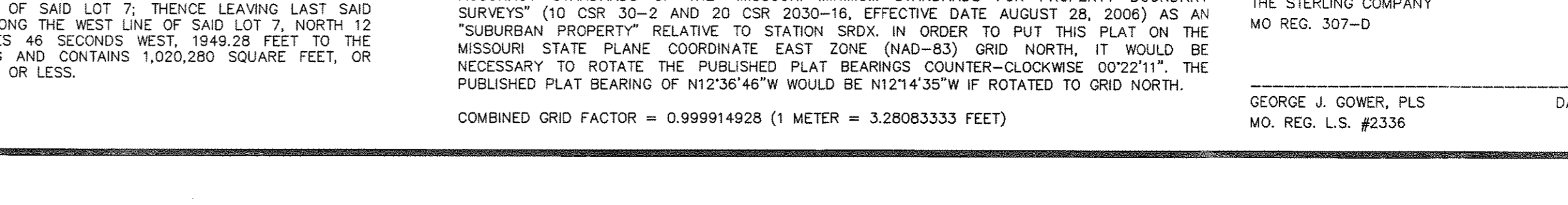
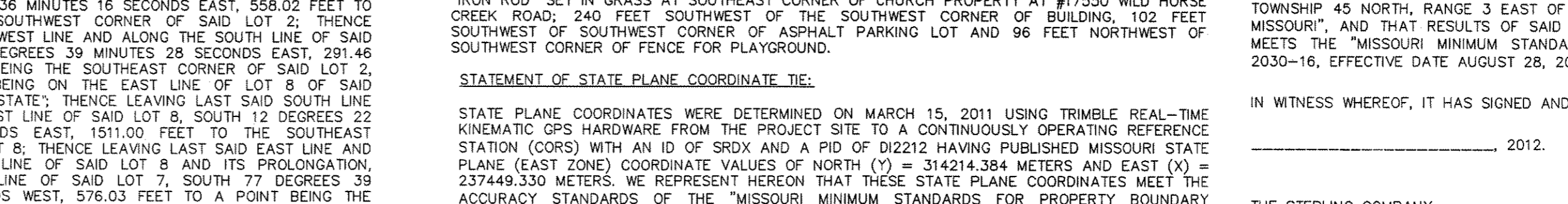
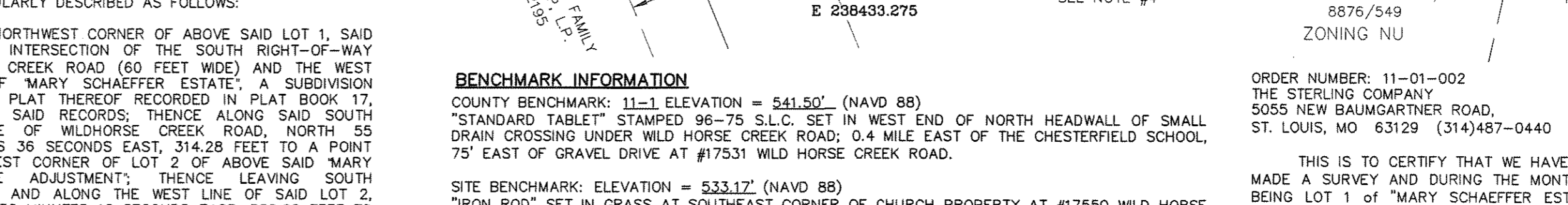
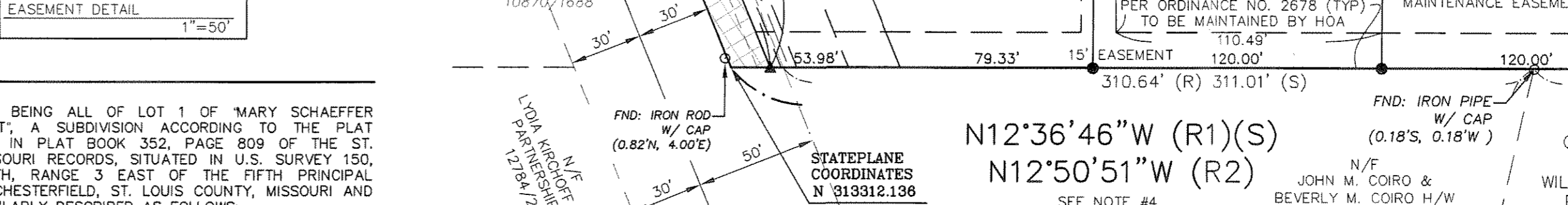
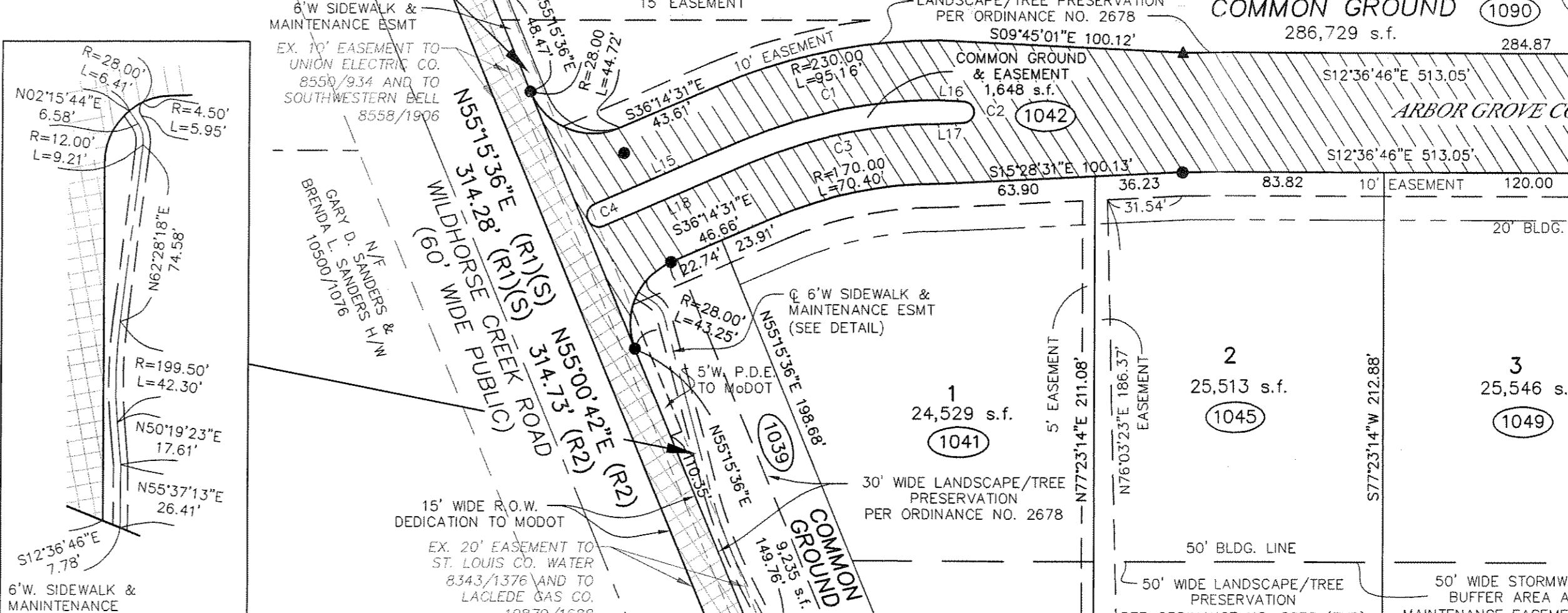
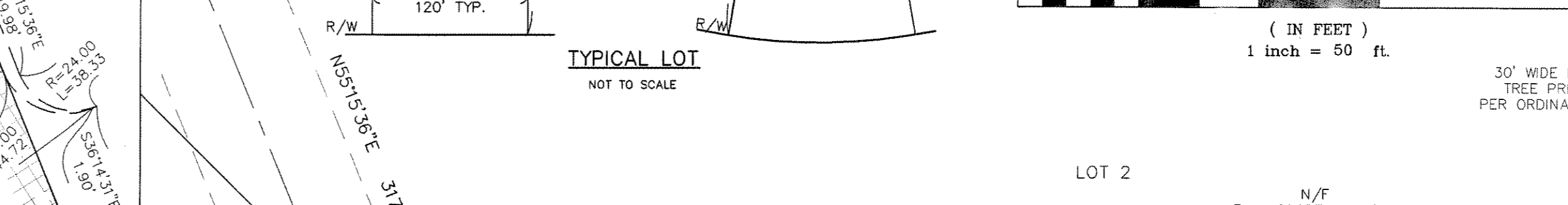
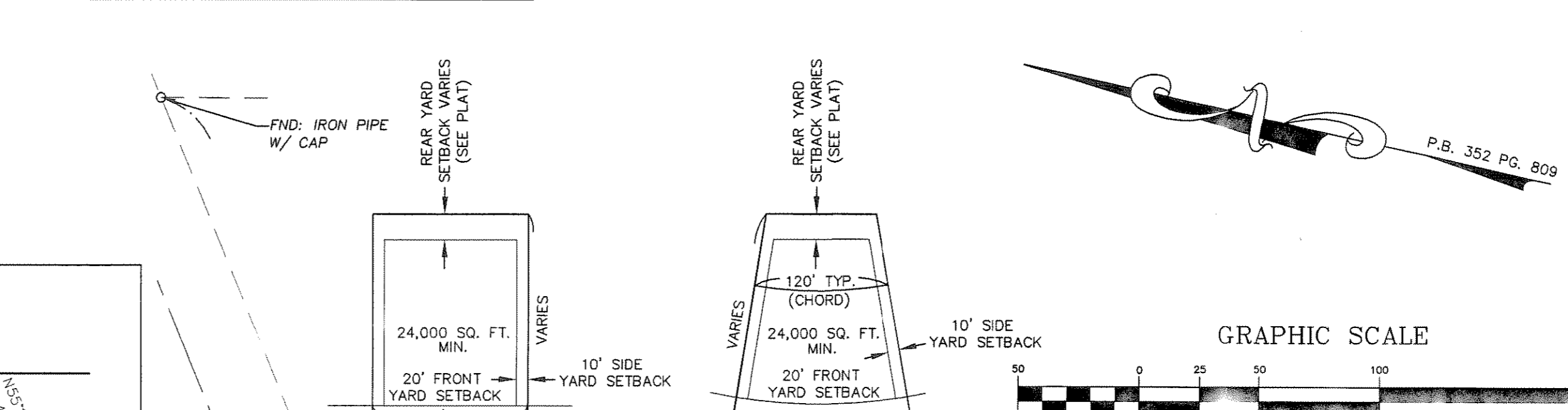
NOTARY PUBLIC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

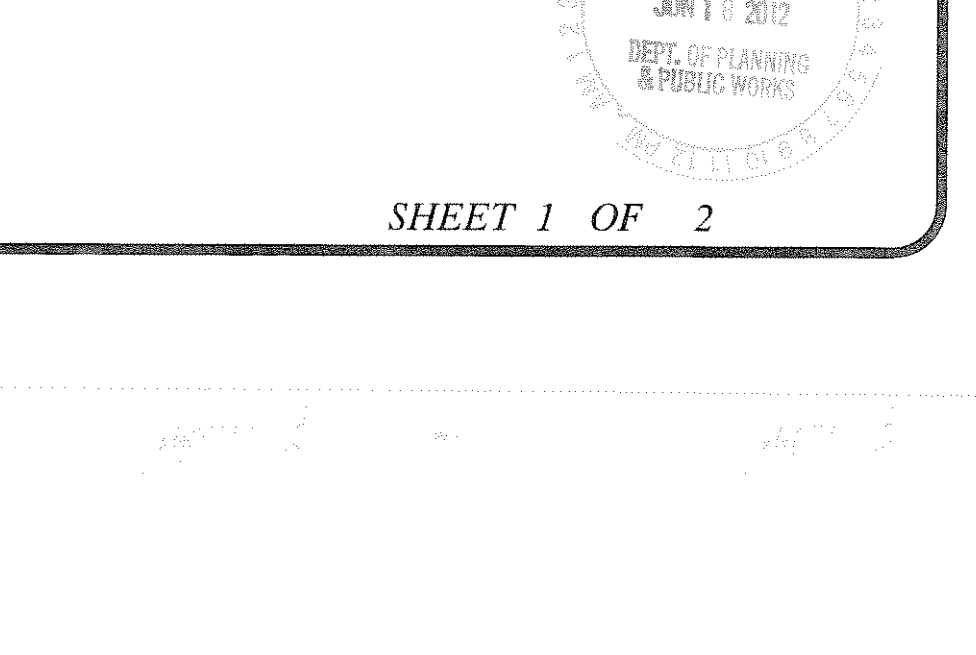
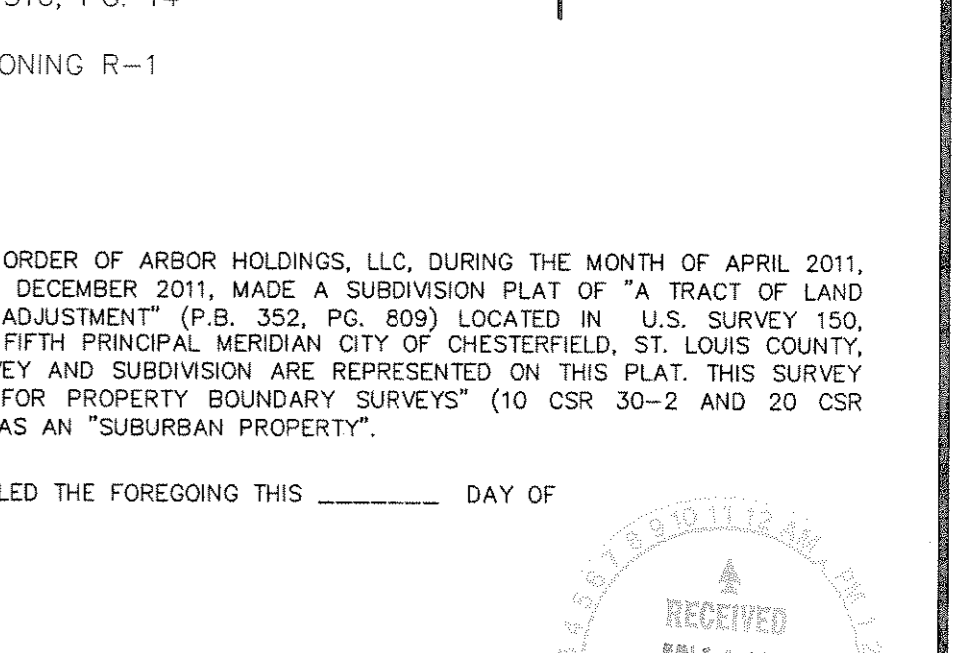
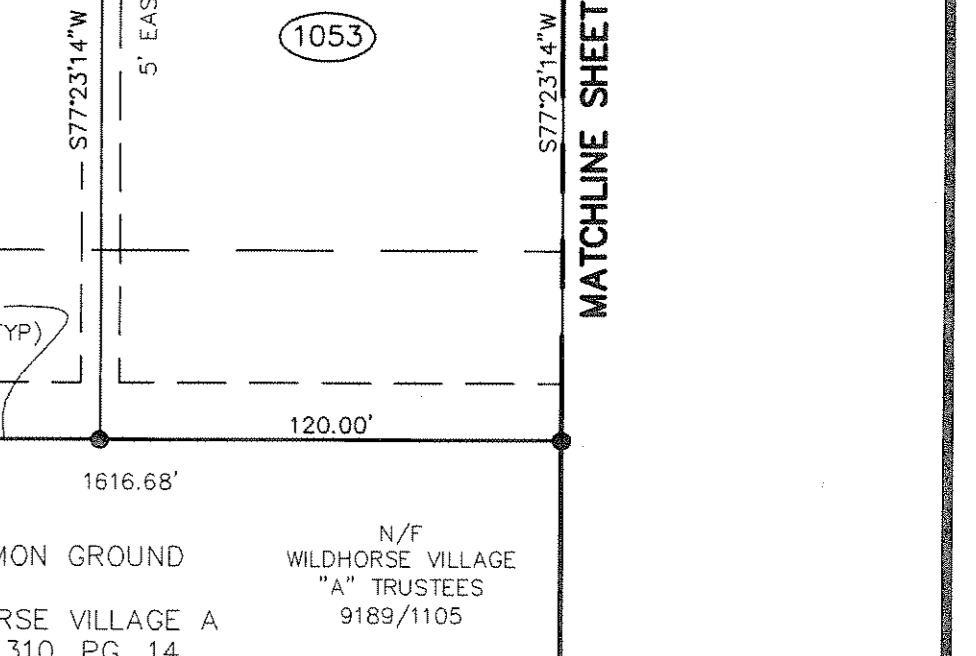
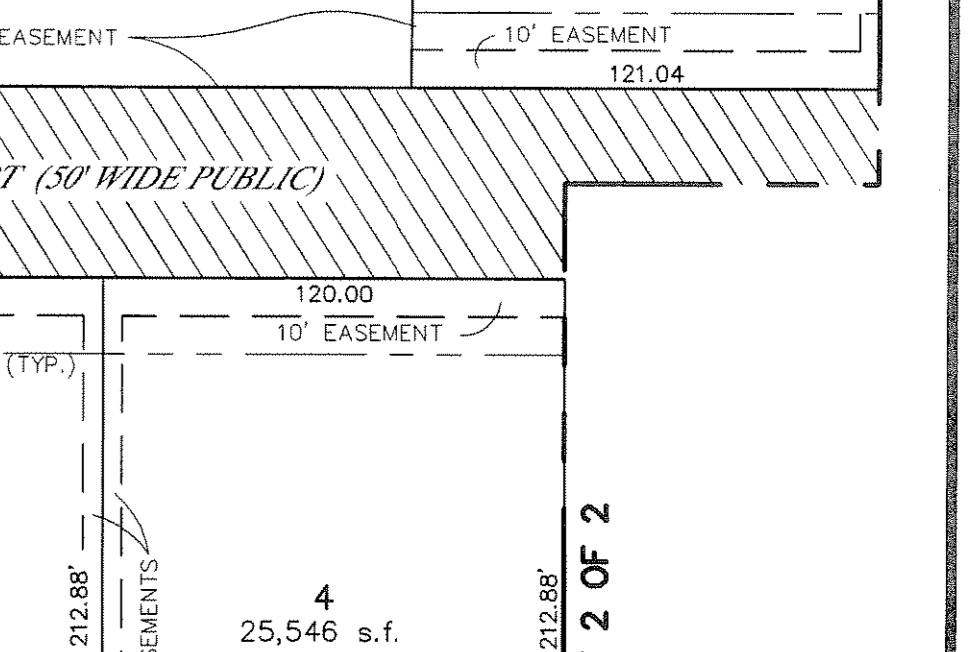
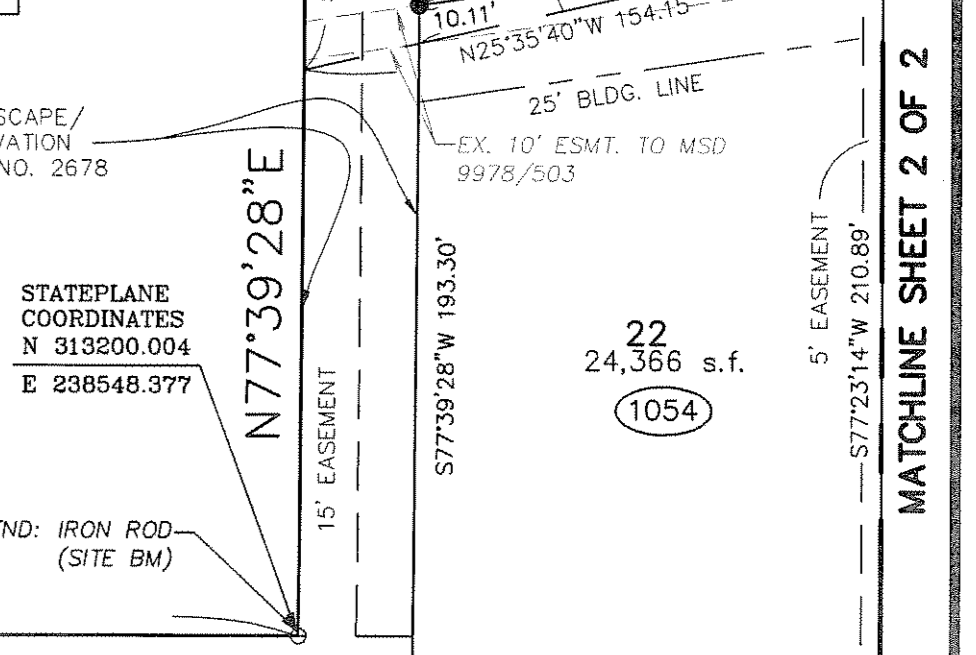
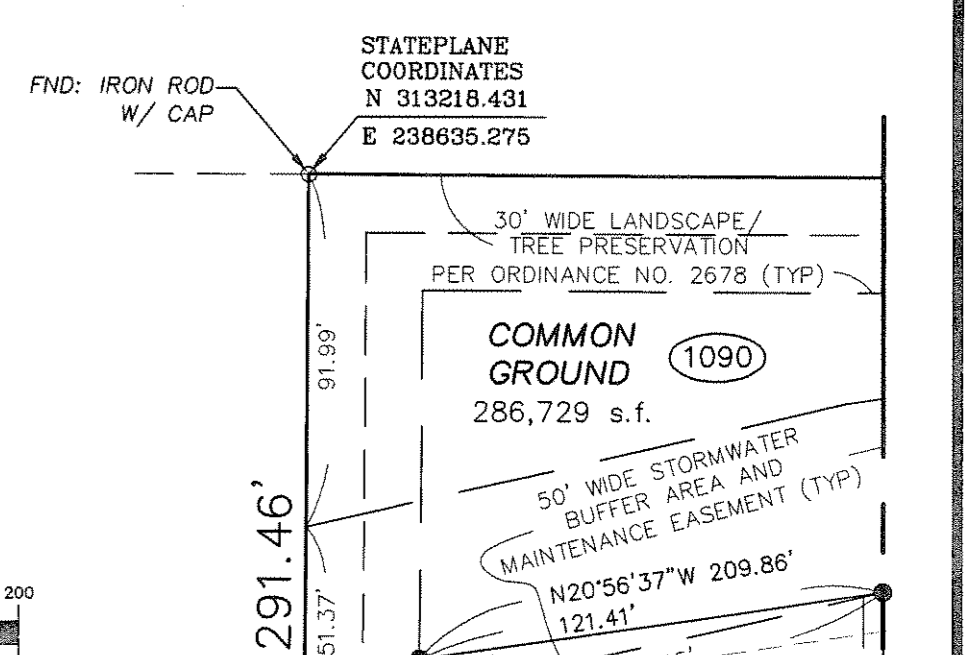
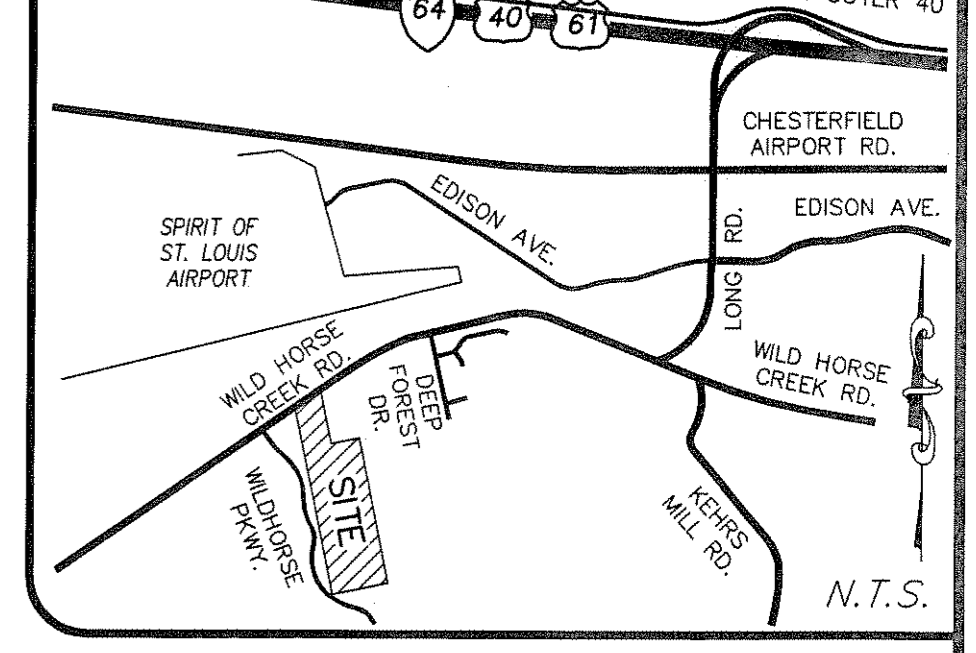
ON THIS _____ DAY OF _____, 2012, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS _____ OF _____ BANK, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

The Arbors at Wildhorse Creek
A TRACT OF LAND BEING LOT 1 of "MARY SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2678))

LINE TABLE and CURVE TABLE with columns for LINE, LENGTH, BEARING, CURVE, LENGTH, RADIUS.

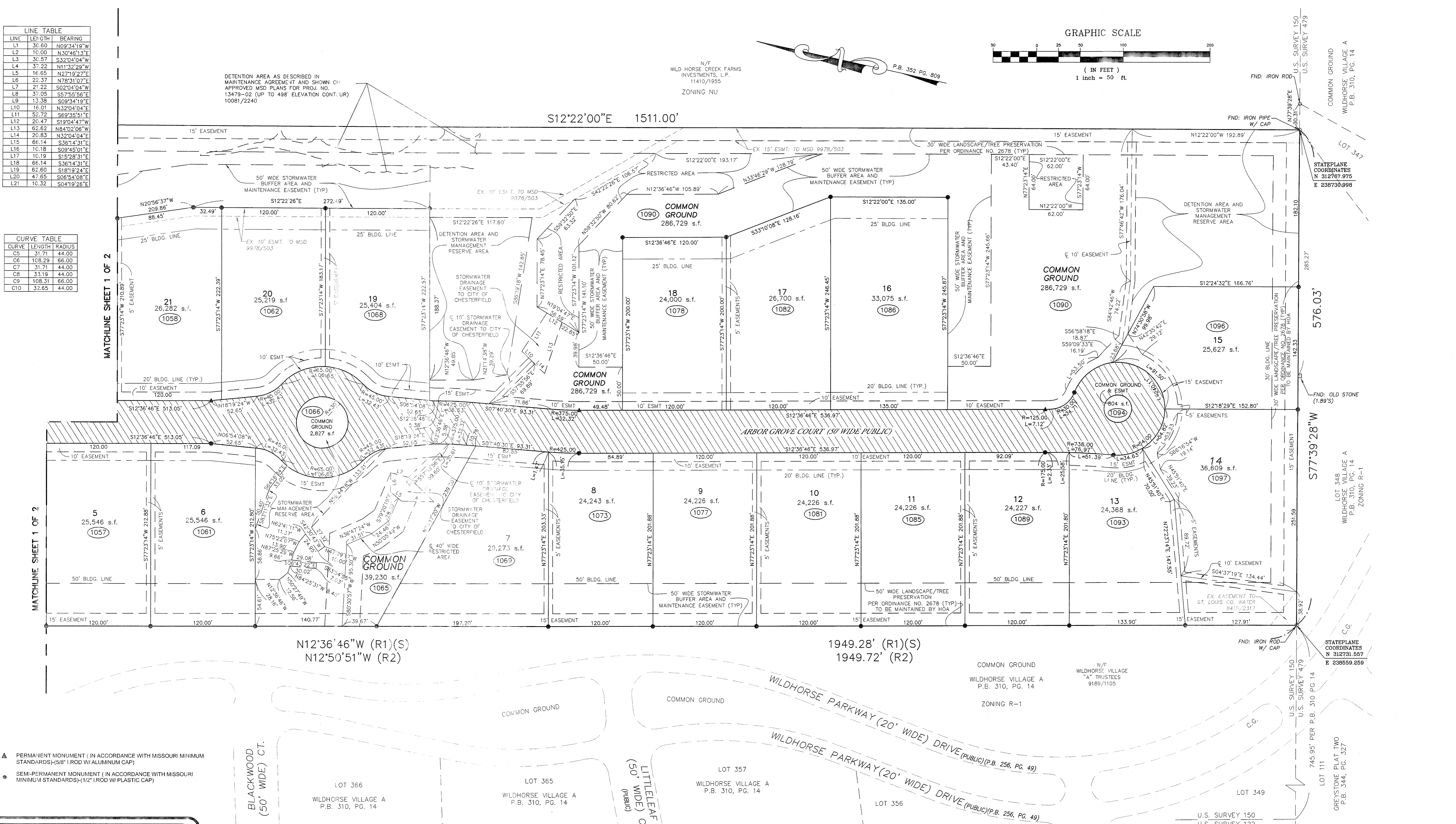


LOCATION MAP



LINE	LENGTH	BEARING
L1	36.60	N02°34'19"W
L2	10.00	N30°56'13"E
L3	36.87	S32°04'04"W
L4	37.22	N11°32'29"W
L5	16.65	N27°19'22"E
L6	22.37	N78°31'07"E
L7	21.22	S02°04'04"W
L8	37.05	S57°55'56"E
L9	13.38	S06°54'10"E
L10	16.01	N32°04'04"E
L11	52.72	S69°55'51"E
L12	20.47	S12°04'47"W
L13	62.62	N84°02'06"W
L14	20.83	N32°04'04"E
L15	66.14	S38°14'31"E
L16	10.38	S08°45'01"E
L17	10.19	S15°28'31"E
L18	66.14	S38°14'31"E
L19	62.60	S18°19'24"E
L20	47.65	S06°54'08"E
L21	10.32	S04°19'26"E

CURVE	LENGTH	RADIUS
C5	31.71	44.00
C6	108.29	66.00
C7	31.71	44.00
C8	33.19	44.00
C9	108.31	66.00
C10	32.65	44.00



▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)(6" I.R.O.D. W/ ALUMINUM CAP)
● SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)(1/2" I.R.O.D. W/ PLASTIC CAP)

THE STERLING CO.
ENGINEERS & SURVEYORS
5655 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	TJH	MSD P# -	29375-00
CHECKED BY:	JAH	DATE:	05/24/2012
JOB NO.:	11-01-002	THE ARBORS AT WILDHORSE CREEK	

SEE SHEET 1 OF 2 FOR CERTIFICATION
THE STERLING COMPANY
MO REG. 307-0

GEORGE J. GOWER, PLS
MO. REG. L.S. #2336