



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

Planning Commission Staff Report

Project Type: Record Plat

Meeting Date: 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

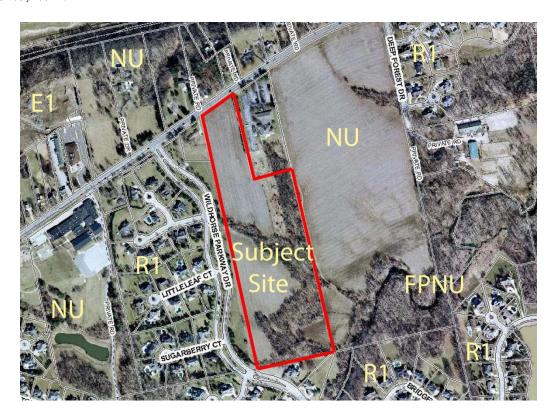
deemed inactive post public hearing. P.Z. 33-2001 was a further attempt to obtain the "E3" zoning designation. This petition was deemed inactive prior to the scheduling of a public hearing. In 2002, petitions P.Z. 10-2002 and P.Z. 28-2002 were submitted in final attempts to obtain "E3" zoning entitlements, but were withdrawn and deemed inactive respectively.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.

Arbors at Wild Horse Creek Record Plat June 25, 2012

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

				LOCATION MAP
OWNERS CERTIFICATE WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING	NOTES	The Aubore at	TX7:1 112 0 1-	N. OUTER 4
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 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	 THIS TRACT CONTAINS 23.422 ACRES, MORE OR LESS. BASIS OF BEARINGS ADOPTED FROM RECORD PLAT OF "MARY SCHAEFFER ESTATE ADJUSTMENT" AS 		Wildhorse Creek	CHESTEREIELD
CHESTERFIELD FOR PUBLIC USE FOREVER. THE RIGHT-OF-WAY STRIP ALONG WILDHORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXXX) ON THIS PLAT IS HEREBY DEDICATED TO THE MISSOLIEL DEPARTMENT OF	RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS 3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 15811, PAGE 2785 AND DEED BOOK 16205 PAGE 1138 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND PLAT OF		SCHAEFFER ESTATE ADJUSTMENT" (P.B. 352, PG. 809) 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL	SPIRIT OF CHESTERFIELD AIRPORT RD. EDISON AVE.
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, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UE,	"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.		RFIELD, ST. LOUIS COUNTY, MISSOURI EVELOPMENT (ORDINANCE 2678))	SPIRIT OF ST. LOUIS AIRPORT
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 APFEAR 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.	(R1) INDICATES RECORD BEARING AND DISTANCES PER PLAT OF MARY SCHAEFFER ESTATES ADJUSTMENT" AS RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. (R2) INDICATES RECORD BEARINGS AND DISTANCES PER GENERAL WARRANTY DEED RECORDED AS DEED BOOK 15811, PAGE 2785 OF SAID RECORDS.	LINE TABLE CURVE TABLE	EVELOTIMENT (ORDINATIVEE 2070))	WILD HORSE CREEK RD.
THE RESTRICTED AREAS AS SHOWN HEREON HEREON SHALL PROHIBIT ANY DISTURBANCE EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.	5. FERMANENT 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.	LINE LENGTH BEARING CURVE LENGTH RADIUS L15 66.14 \$36"14'31"E C1 84.20 205.00 L16 10.18 \$09"45"01"E C2 13.68 4.50 L17 10.19 \$15"28"31"E C3 80.09 195.00		N.T.S.
THE PERMANENT DRAINAGE EASEMENT (P.D.E.) SHOWN HEREON AS 5 FEET WIDE ADJACENT TO THE SOUTH SIDE OF WILDHORSE CREEK ROAD, AS WIDENED BY THIS PLAT, AND LOCATED WEST OF THE ENTRANCE IS HEREBY GRANTED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT), THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF 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.	6. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR 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.	L18 66.14° \$36°14'31"E C4 15.71 5.00 SE C	JAMES 3	FND: IRON ROD— W/ CAP STATEPLANE COORDINATES N 313218.431 E 238635.275
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.	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, AFFECT 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.	REAR YAS SEE PLA	REAR YAR SETBACK VA (SEE PLA 808	30' WIDE LANDSCAPE/ TREE PRESERVATION PER ORDINANCE NO. 2678 (TYP)
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	TEM 7: EASEMENT GRANTED TO UNION ELECTRIC COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 8550 PAGE 934 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHOFSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOT.			© COMMON (1090) GROUND (1090) 286,729 s.f.
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.	ITEM 8: EASEMENT GRANTED TO SOUTHWESTERN BELL ACCORDING TO INSTRUMENT RECORDED IN BOOK 8558 PAGE 1906 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE NORTH 10 FEET OF SUBJECT TRACT ALONG WILDHOFSE CREEK ROAD AS NOTED AND SHOWN HEREON. EASEMENT WILL BE WITHIN THE RIGHT-OF-WAY OF WILDHORSE CREEK ROAD UPON THE DEDICATION TO MODOT.	24,000 SQ. FT. NARIES	120' TYP. (CHORD) 10' SIDE 24,000 SQ. FT. YARD SETBACK GRAPHIC SCALE	50' WIDE STORMWATER SO WIDE STORMWATER BUFFER AREA AND TENANCE EASEMENT (TYP)
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.	ITEM 9: EASEMENT GRANTED TO LACLEDE 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	MIN. 10' SIDE 20' FRONT — YARD SETBACK YARD SETBACK 120' TYP. R/W	MIN. 20' FRONT YARD SETBACK (IN FEET)	200 MAIN 120'56'37"W 209.86' N20'56'37"W 209.86' 121.41' N25'35'40"W 154.15'
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 PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A	WELL AS THE EAST LINES OF PROPOSED LOTS 19-22 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 STORM WATER DRAINAGE. LOCATED APPROXIMATELY IN THE AREA NOTED HEREON. THE	TYPICAL LOT NOT TO SCALE	1 inch = 50 ft. 30' WIDE LANDS TREE PRESERV PER ORDINANCE 1	'ATION -EX. 10' ESMT. TO MSD
"MAINTENANCE AGREEMENT" EXECUTED ON THE DAY OF, 2012, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK, PAGE, OR AS AMENDED THEREAFTER.	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	R 28072	LOT 2	STATEPLANE COORDINATES 20, 20
THE ARBORS AT WILDHORSE CREEK HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS 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)	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 PROPERTY OWNED BY THE CHURCH AND NO EASEMENT IS KNOWN TO 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.	6'W. SIDEWALK & N 313366.211 E 238512.336	MARY SCHAEFFER FULL GOSPEL CHURCH ESTATE ADJUSTMENT OF ST. LOUIS P.B. 352, PG. 809 ZONING NU	COORDINATES N 313200.004 E 238548.377 N W W W W W W W W W W W W W W W W W W
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.	NOTE: ITEM 11 ABOVE IS SUPPLEMENTED BY DRAINAGE EASEMENT RECORDED IN DEED BOOK PAGE OF THE ST. LOUIS COUNTY RECORDS.	1"=50' 1"=50' 1"=50' 1"=50'	S12°36'16"E 558.02'	ND: IRON ROD— (SITE BM)
BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.	RELEASE DEED OF TRUST WHEREAS,, BY A DEED OF TRUST, DATED, AND RECORD	FD IN THE 6'W SIDEWALK & 15' EASEMEN	541.82' NT LANDSCAPE/TREE PRESERVATION COMMON GROUND (1090)	
THIS SUBDIVISION IS SUBJECT TO CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILDHORSE CREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE DAY OF, 20 AS DAILY NO IN THE ST. LOUIS COUNTY RECORDS.	RECORDER'S OFFICE, IN AND FOR THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, IN BOOK CONVEYED TO THE TRUSTEE THEREIN NAMED, CERTAIN REAL ESTATE, TO SECURE THE PAYMENT NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND	PAGE OF CERTAIN PAGE EX. 10' EASEMENT TO 12'8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8' 8'	PER ORDÍNANCE NO. 2678 COMMON GROUND (1090) S09*45'01"E 100.12' 286,729 s.f. 284.87 COMMON GROUND (16 1.648 s.f.) (16 1.648 s.f.)	EASEMENT 121.04
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 THE	NOTES HAS OR HAVE BEEN PARTLY PAID AND SATISFIED, NOW, THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AN	6.58' R=4.50' SOUTHWESTERN BELL 8558/1906 ST. SJ614.3.61' SJ615.95' R=12.00' L=5.95'	C2 1042 ARBOR GROVE COURT	T (50' WIDE PUBLIC)
DAY OF NO IN THE ST. LOUIS COUNTY RECORDS.	NOTES, DOES HEREBY REMISE. RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF ST. LOUIS AND STATE OF MISSOURI, TO COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OF	WIT: ALL PROPERTY OF THE PROPE	S15*28'31'E 100/3 63.90 36.23 83.82 10' EASEMENT 120.00 31.54' 20' BLDG. LINE	120.00 10' EASEMENT
T 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.	EASEMENTS ON THIS PLAT.	85.55 0 0 R R 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	23.5	
N WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF, 2012.	TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHA THE ENCUMBRANCE OF SAID DEED OF TRUST.	THE THE CLE STORY	Q 6'W SIDEWALK & MAINTENANCE ESMT (SEE DETAIL)	
ARBOR HOLDINGS, LLC IHB PROPERTIES, INC. (MEMBER)	IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS, 2012.	R 7.30'	P.D.E. 6. 1 25,546 s.f. 25,546 s.f. 25,546 s.f. 2000	SEMENTS SEMENTS SEMENTS SEMENTS SEMENTS
BY: JOHN H. BERRA, JR. PRESIDENT STATE OF MISSOURI)	ENTITY	N50'19'23"E 17.61'	1041 152 150 150 150 150 150 150 150 150 150 150	5. EA. SHEE
)SS COUNTY OF ST. LOUIS)	STATE OF MISSOURI) NAME PRINTED/TITLE)SS SIGNATURE	15' WIDE RO.W. DEDICATION TO MODOT EX. 20' EASEMENT TO	30' WIDE LANDSCAPE/TREE PRESERVATION PER ORDINANCE NO. 2678	
ON THISDAY OF, 2012, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA, JR., TO PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., 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 AS SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, AND AND THE CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, AND ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT OF THE BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, AND ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT OF THE BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, AND ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT OF THE BOARD OF DIRECTORS; AND SAID JOHN H. BERRA, AND ADMINISTRUMENT WAS SIGNED AS ADMINISTRUMENT WAS SIGNED WAS ADMINISTRUMENT WAS	JR. ON THIS DAY OF, 2012, BEFORE ME APPEARED	S12'36'A6' 1.78' 6'W. SIDEWALK & MANINTENANCE EASEMENT DETAIL EX. 20' EASEMENT TO ST. LOUIS CO. WATER 8343/1376 AND TO LACLEDE GAS CO. 10870/1688	50' BLDG. LINE 50' WIDE LANDSCAPE/TREE PRESERVATION PER ORDINANCE NO. 2678 (TYP) TO BE MAINTAINED BY HOA 50' WIDE STORMWATER BUFFER AREA AND MAINTENANCE EASEMENT (T	— — — — — — — — — — — — — — — — — — —
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 STA AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.	CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE	RIPTION SOLUTION	79.33' 15' EASEMENT 120.00' 120.00' 120.00' 310.64' (R) 311.01' (S) FND: IRON PIPE	120.00'
MY COMMISSION EXPIRES:	AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID LOUIS	ACT OF LAND BEING ALL OF LOT 1 OF "MARY SCHAEFFER E ADJUSTMENT", A SUBDIVISION ACCORDING TO THE PLAT OF RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. COUNTY, MISSOURI RECORDS, SITUATED IN U.S. SURVEY 150, SHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL	N12°36'46"W (R1)(S) (0.18'S, 0.18'W) COMM	N/F ION GROUND WILDHORSE VILLAGE "A" TRUSTEES
NOTARY PUBLIC LEGEND	ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY BEGINN BEGINN	AN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: VING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1. SAID	N 313312.136 E 238433.275 SEE NOTE #4 BEVERLY M. COIRO H/W 8876/549 P.B.	RSE VILLAGE A 9189/1105 310, PG. 14 ONING R—1
PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(5/8" I.ROD W/ ALUMINUM CAP) SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" I.ROD W/ PLASTIC CAP)	LINE (LINE (LINE (ACCOR MY COMMISSION EXPIRES: PAGE	TR BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF WILDHORSE CREEK ROAD (60 FEET WIDE) AND THE WEST OF LOT 7 OF "MARY SCHAEFFER ESTATE", A SUBDIVISION RDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, 4 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH OF-WAY LINE OF WILDHORSE CREEK ROAD, NORTH 55 DRAIN CROSSING LINDER WILDHORSE WILDHO	ORDER NUMBER: 11-01-002 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD, TO SILC. SET IN WEST END OF NORTH HEADWALL OF SMALL	
	NOTARY PUBLIC DEGREI BEING SCHAE	ES 15 MINUTES 36 SECONDS EAST, 314.28 FEET TO A POINT THE NORTHWEST CORNER OF LOT 2 OF ABOVE SAID "MARY FIFER ESTATE ADJUSTMENT"; THENCE LEAVING SOUTH TOTAL WAY LINE AND ALONG THE WEST LINE OF SAID LOT 2 SITE BENCHMARK: ELEVATION = 533.	CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 31 WILD HORSE CREEK ROAD. THIS IS TO CERTIFY THAT WE HAVE, BY MADE A SURVEY AND DURING THE MONTH OF	ORDER OF ARBOR HOLDINGS, LLC, DURING THE MONTH OF APRIL 2011, DECEMBER 2011, MADE A SUBDIVISION PLAT OF "A TRACT OF LAND ADDITION OF THE PROPERTY OF THE PROPE
THE STERFIEL CO. CITY OF CHESTERFIEL	SOUTH POINT LEAVIN LOT 2,	12 DEGREES 36 MINUTES 16 SECONDS EAST, 558.02 FEET TO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE IG LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID NORTH 77 DEGREES 39 MINUTES 28 SECONDS EAST, 291.46 "IRON ROD" SET IN GRASS AT SOUTHWE CREEK ROAD; 240 FEET SOUTHWE SOUTHWEST OF SOUTHWEST CORNER SOUTHWEST CORNER OF FENCE FOR I	HEAST CORNER OF CHURCH PROPERTY AT #17550 WILD HORSE IST OF THE SOUTHWEST CORNER OF BUILDING, 102 FEET OF ASPHALT PARKING LOT AND 96 FEET NORTHWEST OF MISSOURI", AND THAT RESULTS OF SAID SURV	ADJUSTMENT" (P.B. 352, PG. 809) LOCATED IN U.S. SURVEY 150, FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, EY AND SUBDIVISION ARE REPRESENTED ON THIS PLAT. THIS SURVEY FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR
St. Louis, Missouri 63129	THAT THE ARBORS AT WILDHORSE CREEK WAS APPROVED BY THE CITY COUNCIL FOR THE CITY AND A AND A	TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, POINT ALSO BEING ON THE EAST LINE OF LOT 8 OF SAID SCHAEFFER ESTATE"; THENCE LEAVING LAST SAID SOUTH LINE ALONG THE EAST LINE OF SAID LOT 8, SOUTH 12 DEGREES 22 STATE PLANE COORDINATES WERE		•
www.sterling-eng-sur.com AND THEREBY AUTHOR RECORDER OF DEEDS.	ORIZES THE RECORDING OF THIS RESORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY ALONG BEING MINUTE	R OF SAID LOT 8; THENCE LEAVING LAST SAID EAST LINE AND THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, THE SOUTH LINE OF S	DX AND A PID OF DI2212 HAVING PUBLISHED MISSOURI STATE	
$\frac{BY:}{ECKED} \qquad \frac{IJH}{IAII} \qquad \frac{MSDP\# - 29375-00}{DATE} \qquad 05/24/2012$	SOUTH SOUTH DEGRE!	WEST CORNER OF SAID LOT 7; THENCE LEAVING LAST SAID LINE AND ALONG THE WEST LINE OF SAID LOT 7, NORTH 12 ES 36 MINUTES 46 SECONDS WEST, 1949.28 FEET TO THE OF BEGINNING AND CONTAINS 1,020,280 SQUARE FEET, OR WEST CORNER OF SAID LOT 7; THENCE LEAVING LAST SAID SURVEYS" (10 CSR 30-2 AND 20 "SUBURBAN PROPERTY" RELATIVE MISSOURI STATE PLANE COORDIN	CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE ATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE	DEPT. OF PLANNING A PUBLIC WORKS
BY: DATE: 03/24/2012 BRUCE GEIGER, MAYO THE ARBORS AT WILDHORSE CREEK	27.422	ACRES MORE OR LESS. NECESSARY TO ROTATE THE PUBL	LISHED PLAT BEARINGS COUNTER-CLOCKWISE 00°22'11". THE 6'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH. GEORGE J. GOWER, PLS H928 (1 METER = 3.28083333 FEET) MO. REG. L.S. #2336	
A MIDDIONGE CICER			и	SHEET 1 OF 2

