

# VII. A & B



## Memorandum Planning & Development Services Division

**To:** Planning Commission

**From:** John Boyer, Senior Planner

**PC Date:** July 27, 2015

**RE:** **Arbors at Kehrs Mill - Plat 1, Record Plat:** A Subdivision Plat for a 27.055 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

And

**Arbors at Kehrs Mill - Plat 2, Record Plat:** A Subdivision Plat for a 31.093 acre tract of land zoned "PUD" Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

### **Request**

On May 4<sup>th</sup>, 2015, the City of Chesterfield City Council approved Ordinance 2848 and Ordinance 2849 for the approval of both Arbors at Kehrs Mill Plats 1 and 2. While the plats were approved by the City Council, the City's Unified Development Code requires that all Record Plats be recorded no later than 60 days after the approval of the plan by the City. After the required 60 days, this plan was not recorded and Staff notified the applicant that the plat approvals are void and re-approval is required by the City of Chesterfield. On July 2, 2015, City Staff received a re-application for the above plats for re-approval.

After review by Staff, the submittal has been found to be the exact plan reviewed and approved by City Council. Staff respectfully requests the record plats for Arbors at Kehrs Mill Plats 1 and 2 be re-approved. For your convenience, a copy of the April 13, 2015 Planning Commission Staff Reports are included which outline the proposals.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'John Boyer', written over a horizontal line.

John Boyer  
Senior Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Planning Commission Reports and packet from April 13, 2015



**VILA**

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## Planning Commission Staff Report

**Project Type:** Subdivision Record Plat

**Meeting Date:** April 13, 2015

**From:** John Boyer  
Senior Planner

**Location:** Located north of the intersection of Strecker Road and Church Road.

**Applicant:** Arbors at Kehrs Mill, LLC

**Description:** **Arbors at Kehrs Mill - Plat 1, Record Plat:** A Subdivision Plat for a 27.055 acre tract of land zoned “PUD” Planned Unit Development District located north of the intersection of Strecker Road and Church Road.

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### PROPOSAL SUMMARY

Arbors at Kehrs Mill, LLC, applicant and property owner, has submitted a request for a Subdivision Plat for a 27.055 acre tract which proposes twenty-six (26) new lots and interior streets.

### HISTORY OF SUBJECT SITE

The subject property was originally zoned NU Non-Urban District. In 1998 the property was rezoned from the original NU District designation to LLR District via Ordinance Number 1472. Associated with this development, no single family units were proposed or allowed, instead, the permitted uses were only schools and the cultivation of crops. In 2006, Ordinance Number 2322 approved the rezoning of 57.56 acres of the subject site to E-1 Estate One Acre District and E-2 Estate Two Acre District. This ordinance also approved the density for a proposed development known as Tuscany Reserve for 36 single family lots. Most recently in November of 2013 the City approved a petition for a zoning map amendment to E-1 Estate District (One Acre) via Ordinance Number 2770 and from E-1 to Planned Unit Development PUD District via Ordinance Number 2771. The requested PUD permitted a total of 44 single family units on the 58.149 acre tract while minimizing proposed grading and tree canopy removal by modifying minimum lot sizes and setbacks. The Site Development Plan was approved on July 14, 2014.



**Figure 1: Aerial Photo**

### **STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, lots may be sold for future construction. This plat would establish twenty-six (26) of forty-four (44) total lots within the Arbors at Kehrs Mill development. The subject site is zoned “PUD” Planned Unit Development District. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2771, the sites governing ordinance, as well as all other applicable requirements of the City of Chesterfield Unified Development Code (UDC). The record plat is also substantially consistent with the approved Site Development Plan.

### **DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2771. Staff recommends approval of the Record Plat for Arbors at Kehrs Mill – Plat 1.

### **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 Arbors at Kehrs Mill – Plat 1 (Record Plat).”

- 2) “I move to approve the Record Plat for Arbors at Kehrs Mill – Plat 1 (Record Plat) with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF A TRACT OF LAND HEREIN PLATTED 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 "ARBORS AT KEHRS MILL - PLAT 1"

THE 20 FOOT WIDE STRIP ALONG CHURCH ROAD AS SHOWN CROSS HATCHED HEREON IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A KAT MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, 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 RETAINING WALL EASEMENT AND RETAINING WALL MAINTENANCE ACCESS EASEMENT SHOWN ON LOTS 29 AND 30 OF THIS PLAT ARE HEREBY DEDICATED TO THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION FOR THE ERECTION, MAINTENANCE AND REPAIR OF A RETAINING WALL, 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 RETAINING WALL. MAINTENANCE OF THE RETAINING WALL SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION.

THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREAS AS SHOWN ON THIS PLAT, WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION, WITH AUTHORIZATION, APPROVAL, AND PERMIT BY THE CITY OF CHESTERFIELD, MISSOURI.

STORMWATER MANAGEMENT RESERVE 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 "MAINTENANCE AGREEMENT" EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS RECORDED IN THE ST. LOUIS COUNTY RECORDS IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS AMENDED THEREAFTER.

THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, PRIVATE SEWERS AND PRIVATE STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (P-25511-02)

PERMANENT SIGHT DISTANCE EASEMENTS 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 EASEMENT SHALL BE BUILT ON WITH ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, ORNAMENTAL GRASS, OR WEEDS) IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. ANY STRUCTURES, PLANTS OR GRASSING WHICH IS NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH IS NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED.

LANDSCAPE - BUFFER EASEMENTS AND AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE EASEMENTS AND/OR AREAS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE ARBORS AT KEHRS MILL HOME OWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE EASEMENTS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD.

THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE "ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION" FOR THE PLANTING AND MAINTAINING OF LANDSCAPE VEGETATION AND APPURTENANT LANDSCAPE MATERIALS.

THE CONSERVATION AREAS AS SHOWN HEREON SHALL PROHIBIT ANY DISTURBANCE EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT KEHRS MILL HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS DAILY NO. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

ALL COMMON GROUND LOCATED IN GUL-DE-SAC ISLANDS OR DIVIDED STREET ISLANDS OR MEDIAN STRIPS, SHALL BE PROHIBITED OF ANY ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, OR WITHOUT AUTHORIZATION BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT KEHRS MILL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AS DAILY NO. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

A PART OF THIS PLAT (12.7 ACRES AS SHOWN HEREON) IS ENCUMBERED BY THE 1995 "AMENDMENT AND RESTATEMENT OF INDENTURE OF TRUST AND RESTRICTIONS OF FAULAND PLACE" AS RECORDED IN DEED BOOK 10409 PAGE 559 OF THE ST. LOUIS COUNTY RECORDS.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

ARBORS AT KEHRS MILL, LLC  
JHB PROPERTIES, INC. (MEMBER)

SIGNATURE  
JOHN H. BERBA, JR.

PRESIDENT  
POSITION  
STATE OF MISSOURI )  
) SS.

COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME PERSONALLY APPEARED JOHN H. BERBA, 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 AND MEMBER OF ARBORS AT KEHRS MILL, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JOHN H. BERBA, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, \_\_\_\_\_ BY A DEED OF TRUST DATED \_\_\_\_\_, 201\_\_\_\_, AND RECORDED AS DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVING BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT OF THE ARBORS AT KEHRS MILL - PLAT 1 AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

SIGNATURE

PRINT NAME AND TITLE

STATE OF MISSOURI )  
) SS.

COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A NATIONAL BANKING ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

BOB NATION, MAYOR

WOKIE HAAS, CITY CLERK

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE RECORD PLAT OF ARBORS AT KEHRS MILL PLAT 1 WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

SIGNATURE

PRINT NAME AND TITLE

STATE OF MISSOURI )  
) SS.

COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A NATIONAL BANKING ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

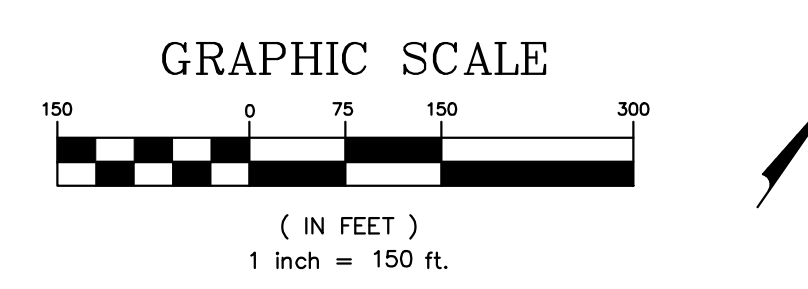
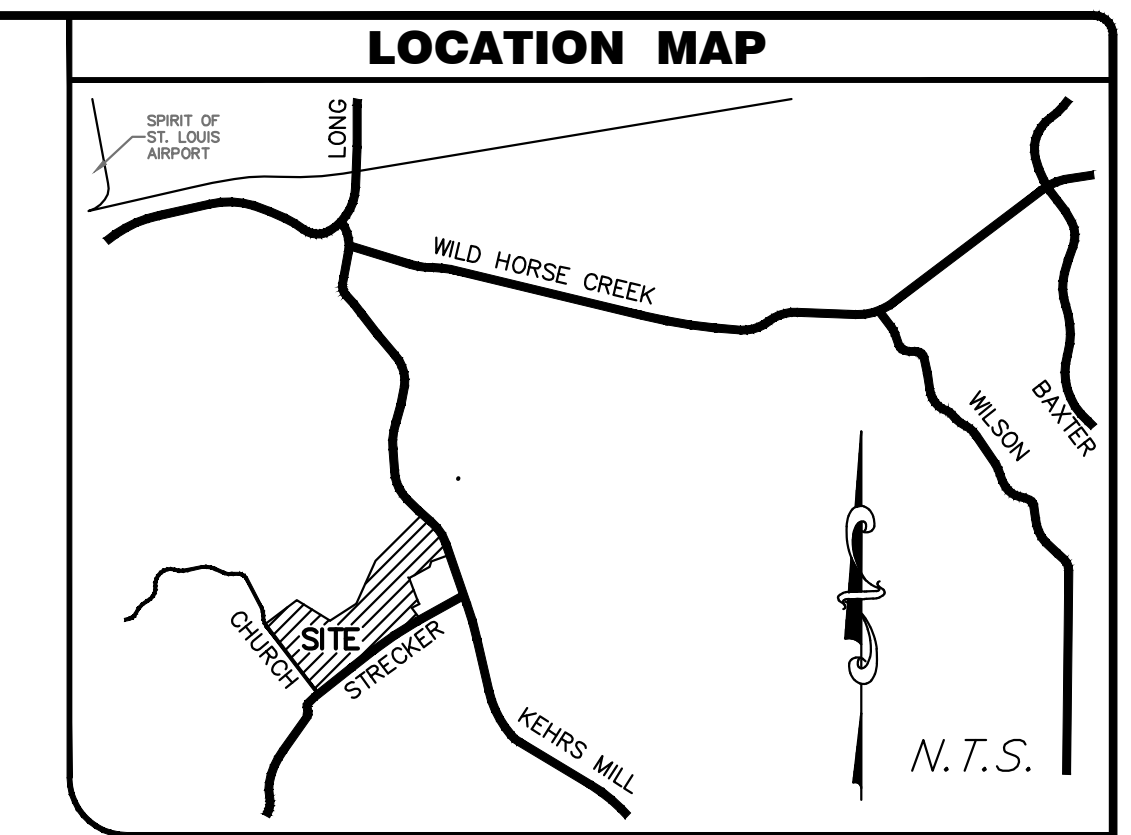
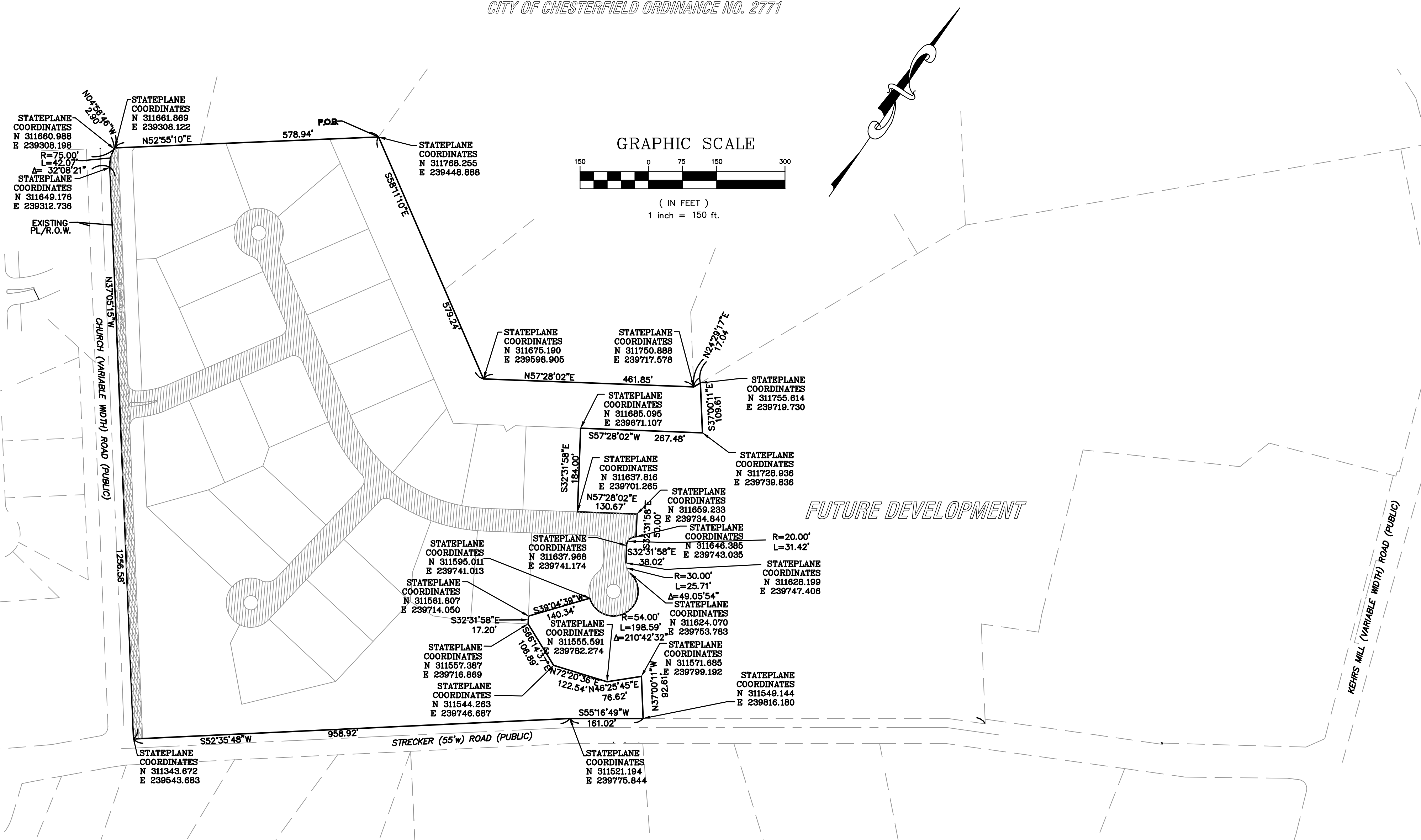
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

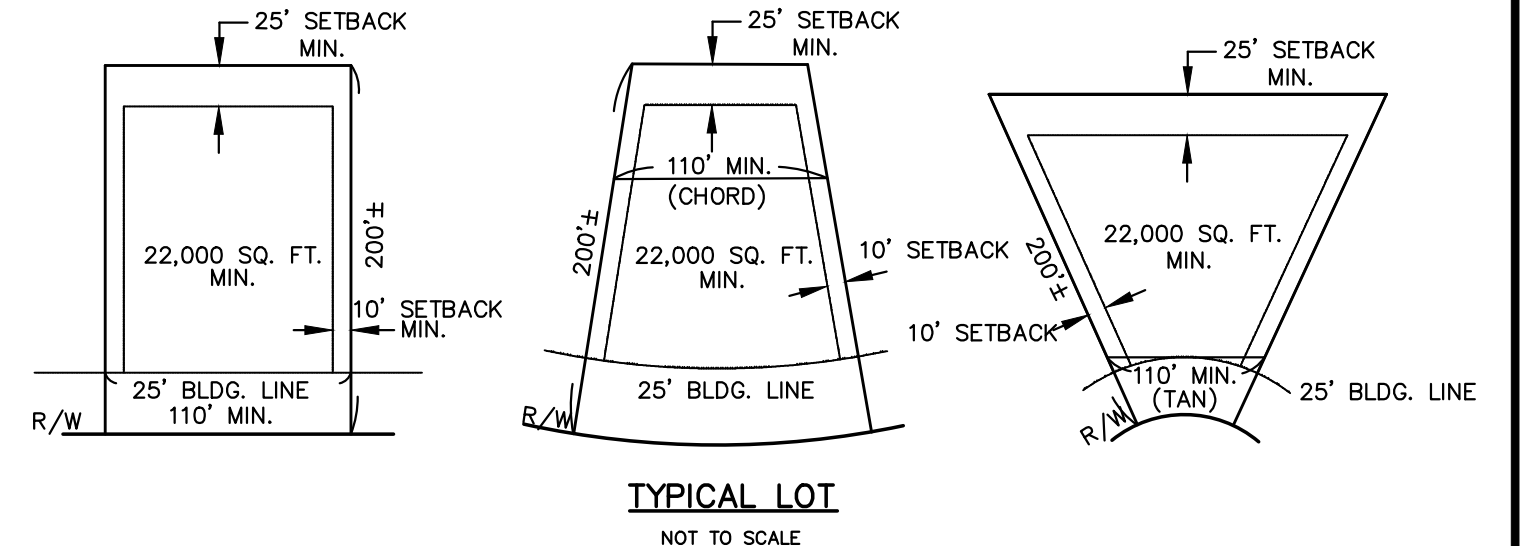
Arbors at Kehrs Mill - Plat 1

A TRACT OF LAND BEING LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI RECORDS; LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

P.U.D. - PLANNED UNIT DEVELOPMENT CITY OF CHESTERFIELD ORDINANCE NO. 2771



FUTURE DEVELOPMENT



STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JANUARY 16, 2013 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MO50 AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 30294368.8 METERS AND EAST (X) = 253367291.3 METERS. WE REPRESENT HEREBY THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2 AND 30 CSR 30-1) EFFECTIVE AT THE DATE OF THIS SURVEY AS A "SUBURBAN PROPERTY" RELATIVE TO STATION MO50. 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 BEARINGS CLOCKWISE 0'00'22". THE PUBLISHED PLAT BEARING S82°38'48"W WOULD BE S82°38'10"W IF ROTATED TO GRID NORTH.

TITLE NOTES FOR OVERALL DEVELOPMENT (PLATS 1 AND 2)

- FOR EASEMENTS, THE STERLING COMPANY HAS, EXCLUSIVELY, A TITLE POLICY ISSUED THROUGH OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER 1205833 AND A POLICY DATE OF OCTOBER 2, 2014. THE NOTES REGARDING SCHEDULE E B1 OF POLICY ARE AS FOLLOWS:
ITEMS 1-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
ITEM 5: RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT(S) RECORDED IN: BOOK 6823 PAGE 1685 AS AMENDED BY INSTRUMENT RECORDED IN BOOK 6994 PAGE 1382 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED IN BOOK 10409 PAGE 559. THESE INSTRUMENTS ONLY AFFECT A 12.7 ACRE PORTION OF THE PROPERTY AS SHOWN AND DEPicted ON THAT CERTAIN ALTA SURVEY OF THE PROPERTY PREPARED BY STERLING CO. AS JOB NO. 12-06-154 DATED SEPTEMBER 30, 2014.
ITEM 6: EASEMENTS CONTAINED IN INSTRUMENT(S) RECORDED IN: PLAT BOOK 202 PAGE 4. PLAT AFFECTS SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON.
ITEM 7: EASEMENT GRANTED BUTLER HILL SEWER CO. ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 6360 PAGE 1350. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON.
ITEM 8: EASEMENT GRANTED SOUTHWESTERN BELL TELEPHONE COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 8381 PAGE 1172 AND BOOK 8399 PAGE 1000. BOOK 8381 PAGE 1172 AND BOOK 8399 PAGE 1000 AFFECT SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON.
ITEM 9: EASEMENT GRANTED METROPOLITAN ST. LOUIS SEWER DISTRICT ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 7368 PAGE 1591 (THE TEMPORARY PORTION OF SAID EASEMENT HAS EXPIRED). BOOK 7376 PAGE 1802 (THE TEMPORARY PORTION OF SAID EASEMENT HAS EXPIRED) AND BOOK 9049 PAGE 2001. BOOK 7368 PAGE 1591, BOOK 7376 PAGE 1802 AND BOOK 9049 PAGE 2001 AFFECT SUBJECT TRACT IN THE AREAS NOTED AND SHOWN HEREON.
ITEM 10: EASEMENT GRANTED ST. LOUIS COUNTY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 8156 PAGE 1267. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON. EASEMENT IS FOR INSTALLATION AND MAINTENANCE OF SEWER AND DRAINAGE FACILITIES.
ITEM 11: EASEMENT GRANTED LACLEDE GAS CO. ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 8497 PAGE 663. AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON.
ITEM 12: CONTRACT FOR SANITARY SEWER MAINTENANCE WITH BUTLER HILL SEWER CO. ACCORDING TO INSTRUMENT RECORDED IN BOOK 6360 PAGE 1366. AGREEMENT BETWEEN BUTLER HILL SEWER COMPANY AND ST. MARY'S INSTITUTE OUTLINES PROVISIONS AND CONDITIONS FOR SANITARY SEWER TRUNK LINE INSTALLATION AND MAINTENANCE. BUTLER HILL SEWER COMPANY HAS SUBSEQUENTLY BEEN ACQUIRED BY MSD AND THE ENTIRE SUBJECT PROPERTY IS NOW WITHIN THE MSD SERVICE AREA AND SUBJECT TO REQUIREMENTS AND RESTRICTIONS OF MSD WHICH SUPERSEDES THIS AGREEMENT WITH BUTLER HILL SEWER COMPANY.
ITEM 13: 50' PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES ACCORDING TO INSTRUMENT RECORDED IN BOOK 10141 PAGE 1480. AFFECTS SUBJECT TRACT IN THE AREA NOTED AND SHOWN HEREON. THE INSTRUMENT ALSO PROVIDES FOR A 10' WIDE ADJUSTED LOT 6A AND ADJUSTED LOT 8 OF "ST. MARY'S/MOORE BOUNDARY ADJUSTMENT PLAT" RECORDED IN PLAT BOOK 342, PAGE 7, AND FOR PUBLIC UTILITIES (ST. LOUIS COUNTY, ST. LOUIS COUNTY WATER, LACLEDE GAS COMPANY, UNION ELECTRIC COMPANY, SOUTHWESTERN BELL TELEPHONE COMPANY, METROPOLITAN ST. LOUIS SEWER DISTRICT AND THE CABLE COMPANY).
ITEM 14: EASEMENTS ACCORDING TO EASEMENT PLAT RECORDED IN PLAT BOOK 163 PAGE 58. UTILITY EASEMENTS PER PLAT BOOK 163 PAGE 58 (DEDICATED TO UNION ELECTRIC COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY) ARE NOTED AND SHOWN HEREON.
ITEM 15: THIS TRACT IS SUBJECT TO THE TERMS AND PROVISIONS OF ORDINANCE NO. 2771, OF THE CITY OF CHESTERFIELD AND SITE DEVELOPMENT PLAN RECORDED IN PLAT BOOK 362 PAGE 283.

SURVEYOR'S NOTES

- 1. THIS PLAT CONTAINS 27.055 ACRES, MORE OR LESS.
2. BASIS OF BEARINGS: PLAT OF "ST. MARY'S INSTITUTE LOT SPLIT PLAT" AS RECORDED IN PLAT BOOK 355, PAGE 437-438 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
3. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEED TO CATHOLIC GEMETERIES OF THE ARCHDIOCESE OF ST. LOUIS AS RECORDED IN DEED BOOK 15901, PAGE 446 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. BEARINGS AND DISTANCES ARE RECORDED AND SURVEYED UNLESS NOTED OTHERWISE.
5. FLOOD ZONE "AE" AND FLOOD ZONE "A2" (FLOODWAY) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 2918R0301SH EFFECTIVE AUGUST 2, 1995. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE ELEVATIONS DETERMINED. ZONE "A2" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS WITHIN ZONE "AE".
6. THE CURRENT ZONING CLASSIFICATION IS P.U.D. - PLANNED UNIT DEVELOPMENT.

PROJECT / SITE BENCHMARK:

ST. LOUIS COUNTY BENCHMARK  
BENCH MARK: 12-1770; ELEVATION 483.60 (NGVD 29)  
"STANDARD ALUMINUM DISK" STAMPED 5L-37, 1990. DISK IS SET ALONG THE NORTH SIDE OF STRECKER ROAD NEAR THE SOUTHERLY CORNER OF THE ATHLETIC FIELD OF LINDA VISTA MONTESORIO CATHOLIC SCHOOL. [GOODARD SCHOLL 1633 KEHRS MILL ROAD]; APPROXIMATELY 0.1 MILE WEST OF THE INTERSECTION OF KEHRS MILL ROAD AND STRECKER ROAD. [OFFICE ESTIMATE 38°38'32.69"N 90°35'49.28"W]

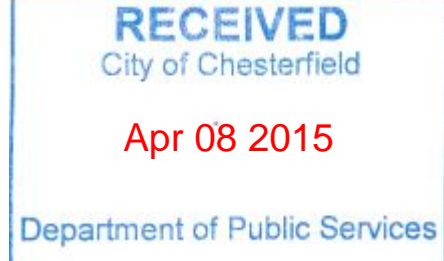
SURVEYOR'S CERTIFICATE

ORDER NUMBER: 12-06-154  
THE STERLING COMPANY  
2626 NEW BAUMGARTNER ROAD,  
ST. LOUIS, MO 63129 (314) 487-0940  
FAX: 487-4844

THIS IS TO CERTIFY THAT I HAVE, BY ORDER OF ARBORS AT KEHRS MILL, LLC, DURING THE MONTH OF MARCH 2015, MADE A SURVEY OF A TRACT OF LAND BEING LOT 1 OF ST. MARY'S INSTITUTE LOT SPLIT AS RECORDED IN PLAT BOOK 355 PAGES 437 AND 438 OF THE ST. LOUIS COUNTY MISSOURI RECORDS; LYING PARTLY IN U.S. SURVEY 124, TOWNSHIP 45 NORTH - RANGE 3 EAST AND TOWNSHIP 45 NORTH - RANGE 4 EAST, IN U.S. SURVEY 886 AND FRACTIONAL SECTION 18, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND HAVE SUBMITTED SAID TRACT IN THE MANNER SHOWN HEREON. THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, MEETS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 30 CSR 30-1, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY".

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

THE STERLING COMPANY  
MO REG. 307-3



JAMEY A. HENSON, PLS  
MO REG. L.S. #2007107963

THE INFORMATION CONTAINED HEREIN WAS PREPARED BY THE SURVEYOR AND IS NOT NECESSARILY A REFLECTION OF THE POLICIES OR PROCEDURES OF THE SURVEYOR'S FIRM. THE SURVEYOR'S FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

ISSUE REMARKS/DATE table with 9 columns and 9 rows.

Arbors at Kehrs Mill, LLC  
5091 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph: 314-487-5617

PREPARED FOR: THE STERLING CO. ENGINEERS & SURVEYORS

THE STERLING CO. ENGINEERS & SURVEYORS  
314-487-0940  
ST. LOUIS, MISSOURI 63129  
E-Mail: Sterling@sterling-eng-srv.com

DRAWN: M.T.G. DESIGNED: J.A.H.  
CHECKED: J.A.H.

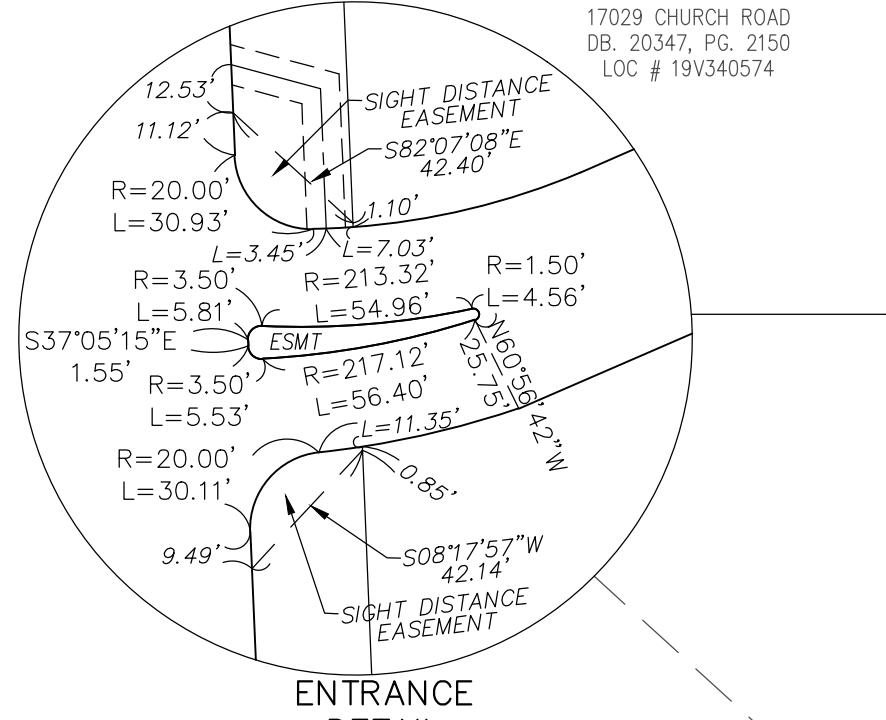
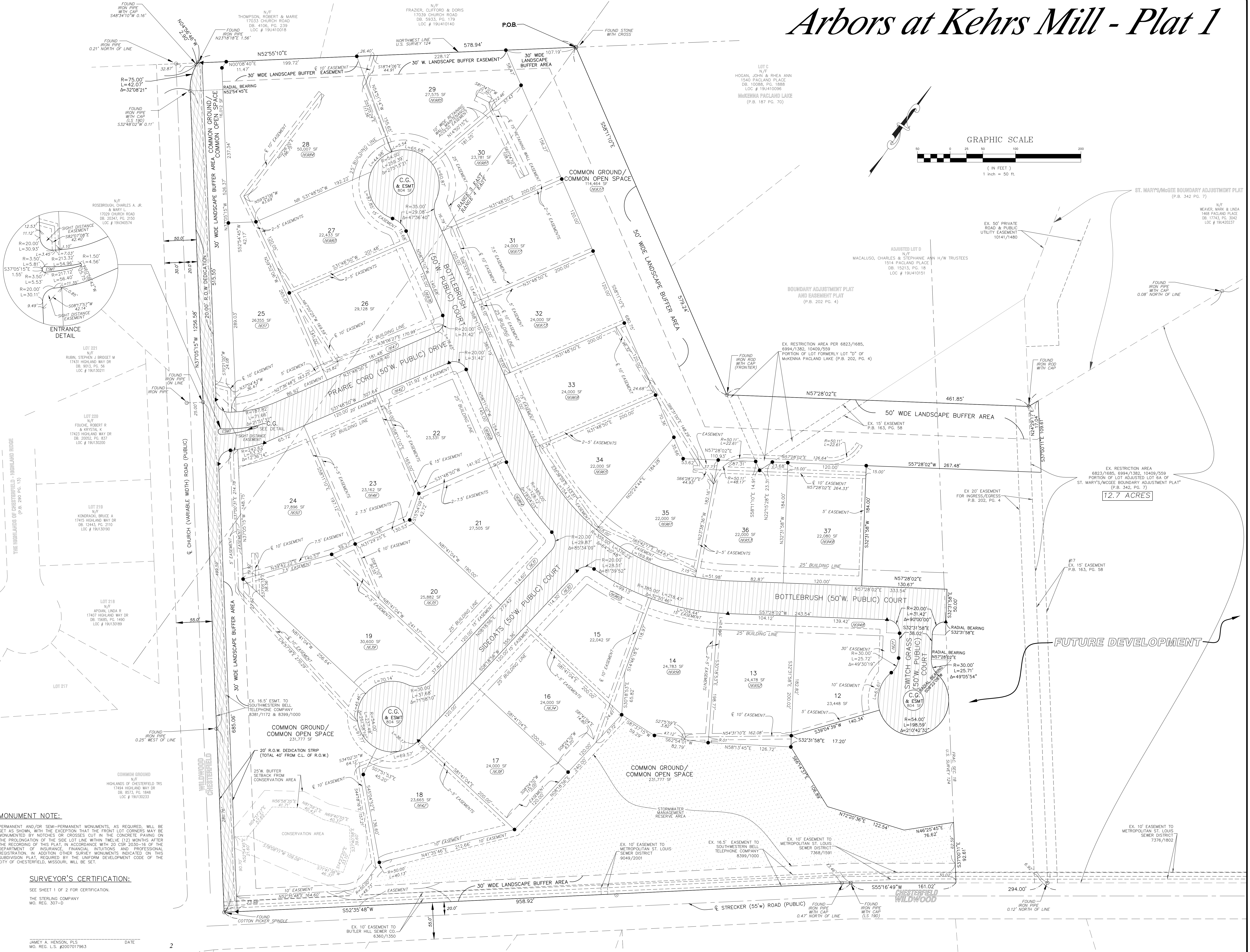
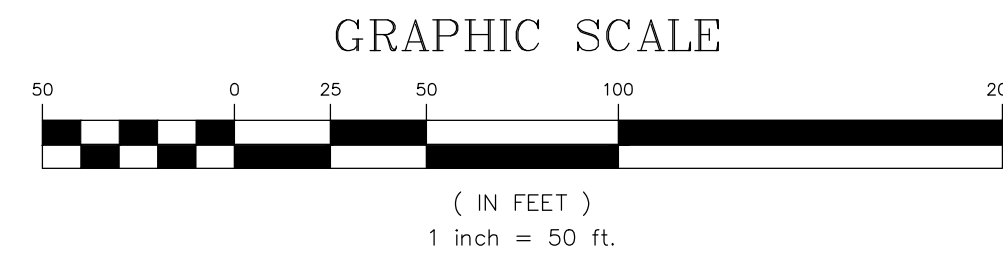
PROJECT: ARBORS AT KEHRS MILL PLAT 1  
SHEET TITLE: RECORD PLAT

Table with columns: No. 12, 06, 154; M.S.D. SHEET 1 OF 2; P# 1 OF 2.

Plotted by: dryan  
Apr 01, 2015 - 6:45am  
Plotted on: Apr 01, 2015 - 6:45am  
Drawing name: V:\200154\_Tuscany Reserve Drawings\Surveying\Record\12-06-154\_RECORD\_PLAT1-PHASE 1.dwg



# Arbors at Kehrs Mill - Plat 1



**MONUMENT NOTE:**  
 PERMANENT AND/OR SEMI-PERMANENT MONUMENTS, AS REQUIRED, WILL BE SET AS SHOWN, WITH THE EXCEPTION THAT THE FRONT LOT CORNERS WILL BE MONUMENTED BY NOTCHES OR CROSSES CUT IN THE CONCRETE PAVING ON THE PROLONGATION OF THE SIDE LOT LINE WITHIN TWELVE (12) MONTHS AFTER THE RECORDING OF THIS PLAT. IN ACCORDANCE WITH CSR 203.0-16 OF THE DEPARTMENT OF REVENUE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, IN ADDITION OTHER SURVEY MONUMENTS INDICATED ON THIS SUBDIVISION PLAT, REQUIRED BY THE UNIFORM SURVEY CODE OF THE CITY OF CHESTERFIELD, MISSOURI, WILL BE SET.

**SURVEYOR'S CERTIFICATION:**  
 SEE SHEET 1 OF 2 FOR CERTIFICATION.  
 THE STERLING COMPANY  
 MO. REG. 307-D

JAMEY A. HENSON, PLS DATE  
 MO. REG. L.S. #2007017963

THE INFORMATION ON THIS SURVEY WAS OBTAINED FROM AVAILABLE INFORMATION AND IS NOT NECESSARILY REFLECTIVE OF THE ACTUAL EXISTING CONDITIONS. UTILITIES, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND TO ANY EASING, EXCAVATION OR IN CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY UNDERMINING THE BEST INTERESTS OF THE CLIENT. PREVENTION ACT, CHAPTER 316, RSMo.

ISSUE	REMARKS/DATE
1	11/26/14 CHESTERFIELD COMMENTS
2	12/01/14 CHESTERFIELD COMMENTS
3	07/22/15 CHESTERFIELD COMMENTS
4	02/09/16 CHESTERFIELD COMMENTS
5	02/23/16 CHESTERFIELD COMMENTS
6	03/31/16 CHESTERFIELD COMMENTS
7	
8	
9	

Arbors at Kehrs Mill, L.L.C.  
 5091 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-5617

PREPARED FOR:  
**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 3115 S. MARYS MOORE BOUNDARY ADJUSTMENT PLAT  
 ST. LOUIS, MISSOURI 63124  
 (314) 487-0440 FAX 487-8944  
 E-Mail: Sterling@sterling-eng-survey.com

DRAWN: M.T.G.  
 DESIGNED: M.T.G.  
 CHECKED: J.A.H.  
 PROJECT: ARBORS AT KEHRS MILL PLAT 1  
 SHEET TITLE: RECORD PLAT

NO.	12	06	154
M.S.D.			
P#			
SHEET	2		
OF			2