



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: October 28, 2019

From: Annisa Kumerow, Planner

**Location:** A 223 acre tract of land located north of Wild Horse Creek Road and east of Long

Road.

**Description:** Fienup Farms (Record Plat 8): Record Plat 8 of the 4 Record Plats that create

Phase 2 of the 223 acre development known as Fienup Farms located north of

Wild Horse Creek Road and east of Long Road.

### PROPOSAL SUMMARY

Wild Horse Residential, LLC has submitted a request for four Record Plats over the 223 acres zoned "PUD" Planned Unit Development located on the north side of Wild Horse Creek Road approximately 3,250 feet east of its intersection with Kehrs Mill Road and 4,400 feet west of its intersection with Baxter Road. The four Record Plats would establish the remaining 97 of the 223 total lots within the Fienup Farms development. This request is for the first (Record Plat 8) of the 4 Record Plats that create Phase 2 of the 223 acre development.

#### **HISTORY OF SUBJECT SITE**

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.

On August 21, 2017, the City of Chesterfield approved Ordinances 2970 and 2971, which zoned the subject site from an "NU" Non-Urban District to an "E-1 AC" Estate District and "PUD" Planned Unit Development, respectively, 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. In conjunction with the "PUD" Planned Unit Development zoning request, a Preliminary Plan was prepared and approved during the zoning process.

On Monday, February 12, 2018, the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for Fienup Farms were approved by the City of Chesterfield Planning Commission by a vote of 8-0.

On July 31, 2018, the City of Chesterfield approved the Improvement Plans for the development. The grading permit remains valid until the expiration of June 6, 2023. If work on this project will continue beyond that date, a permit extension request may be submitted.

On March 3, 2019, the City of Chesterfield approved the six Record Plats of Phase I that established 111 of the 223 total lots within the Fienup Farms development.

On May 20, 2019, the City of Chesterfield approved Record Plat 7 which established an additional 15 lots within the Fienup Farms development.



Figure 1: Subject Site Aerial

### **STAFF ANALYSIS**

A Record Plat is the instrument which dedicates lots, easements, and road right-of-way for future roads within a development or portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plats must substantially conform to the approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and/or portion of improvements necessary to support the required items in each plat. The estimates should include but are not limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, monuments, streetlights, street signs, water mains, street trees, common ground

seeding/island sodding, retaining walls, fences, emergency access, barricades and end-of-pavement markers, temporary turn-around, and amenities (trails, playgrounds, restrooms, etc.).

Figure 2 below outlines all plats included in both phases of the Fienup Farms development, along with the associated improvements for each plat. Table 1 below identifies each of the four Phase 2 plats, the number of lots contained in each plat, and a description of that plat.

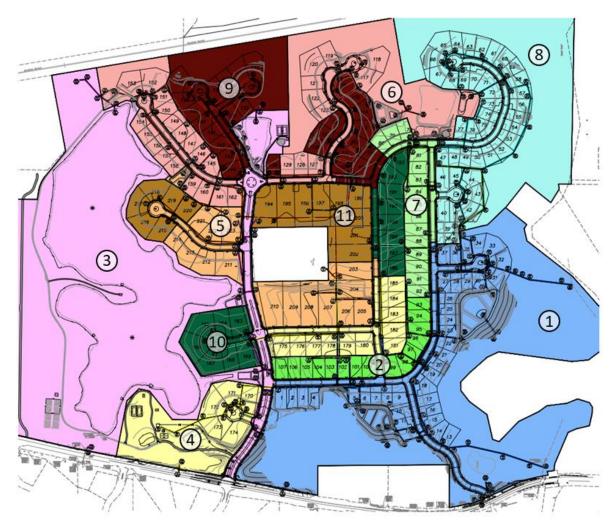


Figure 2: Plats and Associated Improvements

Record Plat	Lots	Description
Plat 8	40	Includes the most amount of lots for the overall development
Plat 9	27	Northern lots bordered by Plat 6 on both sides
Plat 10	15	East and west of the site center
Plat 11	15	Primarily in the center of the site

Table 1: Plat Description

In any case where the establishment of common land (including pedestrian walkways and cul-de-sac islands), private streets, street lighting, drainage facilities, such as detention basins and drainage pipe and ditches, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the Record Plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture and the applicable provisions of this Unified Development Code. A trust indenture has been submitted and shall be recorded simultaneously with the Record Plats.

### **RECORD PLAT 8**

Plat 8 contains 40 lots located in the northeastern quadrant of the 223 acre site, with 16.20 acres of common ground surrounding those lots. The lot sizes range from 9,463 square feet to 17,270 square feet.

### STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 8 of the Fienup Farms development.

### **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) Record Plat 8 of the Fienup Farms development."
- "I move to approve Record Plat 8 of the Fienup Farms development with the following conditions..."
   (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 8

## FIENUP FARMS PLAT EIGHT

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT – BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

OWNER'S	CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING 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 "FIENUP FARMS PLAT EIGHT". PATCHWORK FIELDS (40 FEET WIDE) AND WILBUR COURT (40 FEET WIDE), 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 CHESTERFIELD FOR PUBLIC USE FOREVER.

PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS (P.R.I.M.S.E.) ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER. PUBLIC SIDEWALKS LOCATED WITHIN THE PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI, INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, 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 APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, ROADWAYS, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENTS SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, NOR SHALL GRANTOR ERECT, PLANT, ALLOW OR PERMIT ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, GRASS OR WEEDS) WITHIN SAID EASEMENTS UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURES, PLANTS OR GRADING WHICH ARE NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. DRIVEWAYS AND SIDEWALKS SHALL BE ALLOWED IN THE SIGHT DISTANCE EASEMENTS.

THE PERIMETER BUFFERS ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN PERIMETER BUFFERS. TRAILS, PUBLIC SIDEWALKS, PUBLIC ROADWAYS, PRIVATE ROADWAYS, FENCES, AND UTILITIES SHALL BE ALLOWED WITHIN THE PERIMETER BUFFERS. NATURAL VEGETATION AND VEGETATIVE LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE FIENUP FARMS HOMEOWNERS' ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE PERIMETER BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD, MISSOURI.

PRESERVED IN THEIR REVEGETATED NATURAL STATE. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, INCLUDING TRAILS, ARE NOT PERMITTED WITHIN THE BUFFER/ PRESERVATION AREAS. LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE FIENUP FARMS HOMEOWNERS' ASSOCIATION.

THE BUFFER/ PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE

THE STREAM SETBACKS, AS SHOWN HEREON SHALL PROHIBIT ANY CLEARING, GRADING, EXCAVATION, OF DISTURBANCE OF ANY KIND EXCEPT AS PERMITTED BY THE U.S. ARMY CORPS OF ENGINEERS AND THE CITY OF CHESTERFIELD, MISSOURI.

NO CLEARING, GRADING, EXCAVATION, CONSTRUCTION, OR DISTURBANCE OF ANY KIND IS PERMITTED WITHIN 50 FEET OF BONHOMME CREEK AND CAULKS CREEK OR WITHIN 25 FEET OF OTHER NATURAL WATERCOURSES IN ACCORDANCE WITH THE CITY OF CHESTERFIELD NATURAL WATERCOURSE PROTECTION

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. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE FIENUP FARMS

HOMEOWNERS' ASSOCIATION.

THIS PLAT IS SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED THE 12TH DAY OF JUNE, 2018, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS IN BOOK 23064, PAGE 2737 OR AS AMENDED THEREAFTER, FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT RESERVE AREAS SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

THIS TRACT IS SUBJECT TO BY A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER. ADDITIONALLY THIS TRACT IS SUBJECT TO AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A CLUBHOUSE, COMMUNITY OR RECREATION CENTER, OR SIMILAR ENCLOSED BUILDING OR AMPHITHEATER ON THE WEST SIDE OF FIENUP LAKE (THE FOREGOING SHALL NOT RESTRICT THE CONSTRUCTION OF GAZEBOS, TRAILS, PARK BENCHES OR OTHER SIMILAR PASSIVE RECREATIONAL FEATURES IN THE AFOREMENTIONED AREA). FURTHERMORE, IF GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL SHALL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO FIENUP FARMS HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_ AS DAILY NO. \_\_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FIENUP FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE 12TH DAY OF MARCH, 2019, IN BOOK 23435, PAGE 510 OF THE ST. LOUIS COUNTY RECORDS OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_.

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

JOHN H. BERRA, JR., PRESIDENT

STATE OF MISSOURI )
)SS.
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_, 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 MISSOURI CORPORATION AND MANAGING MEMBER OF WILD HORSE RESIDENTIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JOHN H. BERRA JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES:

ABOVE WRITTEN.

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

RIGHT-OF-WAY DEDICATION AREAS, OR ROADWAY EASEMENTS ON THIS PLAT.

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED MAY 31, 2018 AND RECORDED IN DEED BOOK 23052, PAGE 970 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 HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT 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 OPEN SPACE SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE,

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 THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_.

STATE OF MISSOURI
COUNTY OF ST. LOUIS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED TIMOTHY B. KENNEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE SENIOR VICE PRESIDENT OF COMMERCE BANK, A NATIONAL BANK ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID TIMOTHY B. KENNEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

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

CITY OF CHESTERFIELD

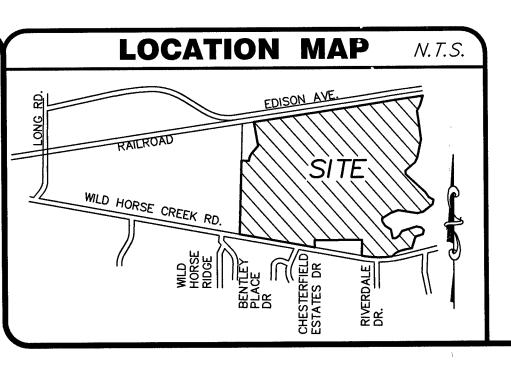
THIS IS TO CERTIFY THAT THE RECORD PLAT OF "FIENUP FARMS PLAT EIGHT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_ AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY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

# FIGURERS & SURVEYORS

BOB NATION, MAYOR

5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com

DRAWN BY: CHECKED BY: JAH DATE: SEPT. 10, 2019  $JOB\ NO$ .: 14-06-196  $FIENUP\ FARMS$   $PLAT\ EIGHT$ 



## PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING ALL OF ADJUSTED TRACT "A" OF FIENUP TRACT – BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A TRACT OF LAND BEING PART OF U.S. SURVEY 125 IN TOWNSHIP 45 NORTH, RANGE 4 EAST.

PARCEL 2:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 125 AND 886, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS

COMMENCING AT AN IRON ROD LOCATED ON THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO TODD & GRETCHEN BENDER BY INSTRUMENT RECORDED IN BOOK 22908, PAGE 1229 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF WILD HORSE CREEK ROAD (VARIABLE WIDTH), ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1259, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), NORTH 00°04'45" EAST, 6.74 FEET TO A POINT BEING LOCATED 39.67 FEET LEFT OF CENTERLINE STATION 222+42.97 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING THE WESTERN LINE OF SAID BENDER TRACT AND PROCEEDING LONG THE NORTHERN LINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 120.54 FEET THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 135.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 35.00 FEET LEFT OF CENTERLINE STATION 219+86.13 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 78°55'20" WEST, 64.31 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 250.00 FEET; THENCE NORTH 11°04'40" EAST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 150.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 50.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 100.00 FEET; THENCE SOUTH 11°04'40" WEST, 5.00 FEET; THENCE NORTH 78°55'20" WEST, 52.58 FEET TO A POINT BEING DISTANT 30.00 FEET LEFT OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), AND BEING DISTANT SOUTH 00°46'25" WEST, 20.55 FEET FROM THE NORTHERN LINE OF U.S. SURVEY 125; THENCE PROCEEDING ALONG AN EASTERN LINE OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS AND ITS SOUTHWARDLY PROLONGATION, NORTH 00°46'25" EAST, 120.58 FEET TO A POINT LOCATED ON A SOUTHERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID SOUTHERN LINE OF ADJUSTED TRACT "A", NORTH 87°37'40" EAST, 663.65 FEET TO A FOUND IRON PIPE LOCATED ON A WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID WESTERN LINE OF ADJUSTED TRACT "A", SOUTH 01°57'40" WEST, 271.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,019 SQUARE FEET (2.8700 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

## PARCEL 3A: A TRACT OF LAND BEING PART OF U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY,

14-06-196.

MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 867.90 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 554-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF SAID LOT 14, NORTH 38°24'53" EAST, 76.46 FEET TO A POINT LOCATED IN THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN SEPTEMBER 1998; THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF SAID BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 85°40'49" EAST, 209.50 FEET THENCE NORTH 78°29'58" EAST, 299.97 FEET; THENCE SOUTH 59°48'55" EAST, 3.18 FEET; THENCE NORTH 75°10'53" EAST, 37.57 FEET, THENCE NORTH 81°15'44" EAST, 568.65 FEET; THENCE LEAVING THE CENTERLINE OF SAID BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14, SOUTH 34°01'59" EAST, 9.95 FEET AND SOUTH 67°08'01" EAST, 51.70 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY LC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'06" WEST, 1,221.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 46,897 SQUARE FEET (1.0766 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 125 AND U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 867.90 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 554-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE): THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'06" EAST, 1,325.98 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF SAID LOT 14, NORTH 42°34'37" EAST, 52.19 FEET TO A POINT LOCATED ON THE CENTERLINE OF BONHOMME CREEK AS LOCATED BY VOLZ INC. IN 1998: THENCE CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 AND THE CENTERLINE OF BONHOMME CREEK, NORTH 80°53'51" EAST, 49.14 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND CONTINUING ALONG THE SOUTHERN LINE OF SAID LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 00°10'44" EAST, 92.80 FEET; THENCE NORTH 74°01'27" EAST, 48.65 FEET; THENCE SOUTH 62°30'31" EAST, 124.98 FEET; THENCE SOUTH 83°30'42" EAST, 107.98 FEET; THENCE NORTH 74°26'01" EAST, 107.72 FEET; THENCE SOUTH 75°14'42" EAST, 85.58 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE LEAVING THE SOUTHERN LINE OF SAID LOT 14 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'06" WEST, 543.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27,158 SQUARE FEET (0.6235 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 21400, PAGE 3467 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'54" EAST, 867.90 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID RIGHT-OF-WAY AND NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348. PAGES 554-564 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'06" EAST, 1,943.90 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY AND PROCEEDING ALONG THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 THE FOLLOWING COURSES AND DISTANCES: NORTH 50°38'14" EAST, 33.25 FEET; THENCE NORTH 07°36'07" EAST, 75.30 FEET; THENCE NORTH 81°00'49" EAST, 11.29 FEET; THENCE SOUTH 00°10'44" WEST, 39.57 FEET TO A POINT LOCATED IN THE CENTERLINE OF BONHOMME CREEK, AS LOCATED BY VOLZ INC. IN 1997 AND DESCRIBED IN THE AFOREMENTIONED CHESTERFIELD COMMONS PLAT ONE; THENCE CONTINUING ALONG THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14, AND THE CENTERLINE OF BONHOMME CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 82°24'32" EAST, 55.84 FEET, THENCE NORTH 71°02′54″ EAST, 46.72 FEET; THENCE NORTH 79°10′39″ EAST, 284.77 FEET; THENCE NORTH 59°42′54″ EAST, 235.37 FEET; THENCE SOUTH 78°08′20″ EAST, 11.11 FEET THENCE NORTH 71°32'34" EAST, 83.74 FEET TO THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS KANSAS CITY & COLORADO RAILROAD BY DEED RECORDED IN BOOK 31, PAGE 424 OF THE ABOVEMENTIONED RECORDS; THENCE LEAVING THE CENTERLINE OF BONHOMME CREEK AND THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 14 AND PROCEEDING ALONG THE WESTERN LINE OF SAID ST. LOUIS KANSAS CITY & COLORADO RAILROAD TRACT SOUTH 03°45'04" WEST, 148.89 FEET AND SOUTH 04°42'16" WEST, 9.71 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF THE AFOREMENTIONED V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY, SOUTH 80°30'06" WEST, 718.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING 57,378 SQUARE FEET (1.3172 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY JUNE, 2017 UNDER ORDER NUMBER 14-06-196;

A TRACT OF LAND BEING PART OF TRACT "A" OF A RESUBDIVISION OF PART A OF FIENUP TRACT "A MINOR SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO FIENUP FARM INC, RECORDED IN BOOK 13401, PAGE 1842 OF THE A30VE MENTIONED RECORDS; THENCE LEAVING SAID CORNER AND PROCEEDING NORTH 05°06'30" EAST, 1265.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT OF LAND BEING BOUNDED ON THE WEST, NORTH, EAST AND SOUTH BY ADJUSTED TRACT "A" OF FIENUP TRACT — BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 89°00'00" WEST, 508.20 FEET; THENCE NORTH 01°00'00" EAST, 600.00 FEET; THENCE SOUTH 89°00'00", EAST, 508.20 FEET; THENCE SOUTH 01°00'00" WEST, 600.00 FEET TO THE POINT OF BEGINNING AND

CONTAINING 304,920 SQUARE FEET (7.0000 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017 UNDER ORDER NUMBER

9,400

TYPICAL "D" LOTS

## PROPERTY DESCRIPTION (PLAT EIGHT):

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT – BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, BEING LOCATED IN U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 37A OF "FIENUP FARMS PLAT ONE" RECORDED IN PLAT BOOK 367, PAGES 125-130 OF THE ABOVE MENTIONED RECORDS,

THENCE LEAVING SAID NORTHWESTERN CORNER AND PROCEEDING ALONG THE NORTHERLY PROLONGATION OF THE WESTERN LINE OF SAID LOT 37 AND THE EASTERN LINE OF "FIENUP FARMS PLAT SEVEN" RECORDED IN PLAT BOOK 367, PAGE 253-255 OF THE ABOVE MENTIONED RECORDS, THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 00°57'00" WEST, 279,40 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°03'00" EAST, 28.28 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 45°57'00" WEST, 28.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°57'00" WEST, 257.57 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°03'00" EAST, 28.28 FEET: THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND/ COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS: THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND/ COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX", THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 84.85 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 15.40 FEET, A RADIUS OF 520.00 FEET, THE CHORD OF WHICH BEARS NORTH 89°53'54" EAST, 15.40 FEET: THENCE ALONG A NON-RADIAL LINE, NORTH 09°03'42" EAST, 155.52 FEET; THENCE SOUTH 80°54'01" EAST, 110.21 FEET; THENCE NORTH 25°01'07" EAST, 18.87 FEET THENCE NORTH 20°10'52" EAST, 70.20 FEET; THENCE NORTH 12°53'15" EAST, 45.37 FEET; THENCE NORTH 15°39'39" WEST, 38.62 FEET; THENCE NORTH 64°42'42" WEST, 37.77 FEET THENCE NORTH 86°32'15" WEST, 197.95 FEET; THENCE NORTH 62°34'54" WEST, 119.65 FEET; THENCE NORTH 14°40'12" WEST, 11.04 FEET; THENCE SOUTH 75°19'48" WEST, 144.37 FEET: THENCE NORTH 09°29'54" WEST, 435.79 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, NORTH 80°30'06" EAST, 1195.10 FEET TO A FOUND IRON PIPE LOCATED ON THE WESTERN LINE OF "THE PARTITION OF THE BACON ESTATE" AND THE NORTHWESTERN CORNER OF THE COMMON GROUND OF "CHESTERFIELD FARMS PLAT TWO", RECORDED IN PLAT BOOK 326, PAGES 18-20 OF THE ABOVE MENTIONED RECORDS, THENCE ALONG THE WESTERN LINE OF SAID COMMON GROUND AND "PARTITION OF THE BACON ESTATE", SOUTH 01°06'32" WEST, 1,276.12 FEET TO THE SOUTHWESTERN CORNER OF THE COMMON GROUND OF THE AFOREMENTIONED "CHESTERFIELD FARMS PLAT TWO", SAID CORNER BEING LOCATED ON THE NORTHERN LINE OF SAID COMMON GROUND OF "WILDHORSE SPRINGS PLAT TWO", RECORDED IN PLAT BOOK 344, PAGES 66-67 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF THE COMMON GROUND OF SAID "WILDHORSE SPRINGS PLAT TWO", NORTH 89°16'37" WEST, 80.71 FEET TO THE NORTHWESTERN CORNER OF SAID COMMON GROUND; THENCE ALONG THE WESTERN LINE OF SAID COMMON GROUND, SOUTH 02°12'35" EAST, 36.61 FEET TO THE NORTHEASTERN CORNER OF ADJUSTED LOT 2 OF "CITTADINO PLACE - LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGE 434 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN AND WESTERN LINES OF SAID ADJUSTED LOT 2 OF "CITTADINO PLACE - LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAT "THE FOLLOWING COURSES AND DISTANCES; SOUTH 32°18'40" WEST, 99.40 FEET, THENCE NORTH 51°10'00" WEST, 208.70 FEET; THENCE SOUTH 38°50'00" WEST, 208.74 FEET TO THE NORTHERN-MOST CORNER OF THE COMMON GROUND/ COMMON OPEN SPACE OF THE AFOREMENTIONED "FIENUP FARMS PLAT ONE" THENCE PROCEEDING ALONG SAID NORTHERN LINE OF "FIENUP FARMS PLAT ONE", THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 46°27'25" WEST, 164.43 FEET; THENCE SOUTH 79°30'29" WEST, 27.92 FEET; THENCE SOUTH 76°33'12" WEST, 149.43 FEET; THENCE SOUTH 00°57'00" EAST, 80.59 FEET; THENCE SOUTH 89°03'00" WEST, 159.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,265,698 SQUARE FEET (29.0564 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017, UNDER ORDER NUMBER

## STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON DECEMBER 16, 2016 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 324131.151 METERS AND EAST (X) = 232983.491 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY" RELATIVE TO STATION MOOF. 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 BEATINGS CLOCKWISE 00°11'45". THE PUBLISHED PLAT BEARING OF NORTH 80°30'06" EAST, WOULD BE NORTH 80°41'51" EAST IF ROTATED TO GRID NORTH.

AVERAGE COMBINED GRID FACTOR = 0.999913820 (1 METER = 3.28083333 FEET)

## BENCHMARKS:

PROJECT BENCHMARK 1: ST. LOUIS COUNTY BM 12269 ELEVATION = 546.68 (NAVD 88)

FOUND "SQ" ON CURB AT CENTERLINE NORTH END OF MEDIAN ISLAND WITHIN THE ENTRANCE TO "WESTCHESTER MANOR" IN THE CENTERLINE OF WESTCHESTER MANOR LANE AND ROUGHLY 64 FEET SOUTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD.

T. LOUIS COUNTY BM 12272 <u>ELEVATION = 472.24</u> (NAVD 88)

FOUND "L" ON THE TOP NORTHWEST CORNER OF THE NORTHEAST WINGWALL OF THE WILD HORSE CREEK ROAD BRIDGE OVER CAULKS CREEK; ROUGHLY 25 FEET NORTH OF CENTERLINE WILD HORSE CREEK ROAD AND 0.3 MILES MORE OR LESS WEST OF WILSON ROAD

SITE BENCHMARK #1:
ELEVATION = 564.85 (NAVD 88)

CUT "U" ON END OF CONCRETE CURB TO THE WEST OF THE INTERSECTION OF WILD HORSE CREEK ROAD AND CHESTERFIELD ESTATES DRIVE, SOUTH OF THE PAVEMENT OF WILD HORSE CREEK ROAD 59.4 FEET EAST OF A UTILITY POLE, AND 25.7 FEET NORTH OF THE NORTHERN-MOST CORNER OF A SUBDIVISION ENTRANCE MONUMENT FOR CHESTERFIELD ESTATES

## SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.41 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
- PLAT APPEARS.

  2. THIS PLAT CONTAINS 1,265,698 SQUARE FEET (29.0564 ACRES MORE OR LESS) AND 40 "A" 70-FEET WIDE LOTS.
- 3. ALL DISTANCES AND BEARINGS ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
- 4. THE SUBJECT TRACT IS LOCATED WITHIN ZIP CODE 63005 ACCORDING TO ST. LOUIS COUNTY, MISSOURI GIS.
  5. BASIS OF BEARINGS THE WESTERN LINE OF TRACT "A" OF THE "FIENUP TRACT", A SUBDIVISION FIELD FOR RECORD IN PLAT BOOK 219, PAGE 48 OF THE ST.
- LOUIS COUNTY, MISSOURI RECORDS.

  6. SOURCE OF RECORD DESCRIPTION: SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, RECORDED IN BOOK 23052, PAGE 895, QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 916, SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK
- WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 925, QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 935 AND QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 941, ALL RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS.

  7. THE SUBJECT TRACT IS CURRENTLY ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT PER CITY OF CHESTERFIELD ORDINANCE NO. 2971, DATED
- AUGUST 21, 2017. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.

  THE SUBJECT PARCEL SHOWN HEREON IS DETERMINED TO BE LOCATED IN AREA'S DESIGNATED AS IN FLOOD ZONE "X" AND ZONE "AE", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORATED AREAS; PANEL NUMBER 163 OF 845, MAP NUMBER 29189C0163K, EFFECTIVE DATE FEBRUARY 4, 2015.
- ZONE "AE" IS DEFINED AS AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, AND SUBJECT TO A 1% CHANCE ANNUAL FLOOD.
- NOTE: NO DEVELOPABLE LOTS CREATED BY THIS PLAT ARE LOCATED WITHIN THE FLOODWAY AT THE TIME OF RECORDING.

  9. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.

  10. ALL FUTURE DEVELOPMENT AREAS ARE TO BE PLATTED AT A LATER DATE AS PART OF FUTURE PLATS. THESE AREAS ARE STILL SUBJECT TO ANY
- 11. FOR EASEMENTS ON ORIGINAL TRACT "A", THE STERLING COMPANY HAS USED, EXCLUSIVELY, A PRO FORMA POLICY FURNISHED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC, WITH A COMMITMENT FILE NUMBER OF 1604861 WITH AN EFFECTIVE DATE OF MAY 30, 2018. THE NOTES REGARDING SCHEDULE

B, SECTION II OF THE ABOVE POLICY ARE OUTLINED BELOW:

ITEM NO. 1-2: INTENTIONALLY DELETED BY TITLE COMPANY.

EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.

ITEM NO. 3-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

EM NO. 3-4: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR
EM NO. 5: INTENTIONALLY DELETED BY TITLE COMPANY.

ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

ITEM NO. 6: TEN-FOOT EASEMENT GRANTED TO UNION ELECTRIC LIGHT AND POWER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 1427 PAGE 278. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 7: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2086 PAGE 62 AND BOOK 2120

PAGE 130. DO NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 8-9: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 10: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7933 PAGE 884. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 11: RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BONHOMME

RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BORNOMBE CREEK AND CAULKS CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT.

M NO. 12: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 13: LACK OF DIRECT ACCESS TO AND FROM THE PROPERTIES DESCRIBED ON SCHEDULE 'A' OF THIS COMMITMENT AS PARCEL Nos. 3A, 3B AND 3C. PARCELS ARE LOCATED NORTH OF UNION PACIFIC RAIL ROAD PROPERTY AND IDENTIFIED AS PARCELS 3 A, B, AND C RESPECTIVELY. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 14-15: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 16: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE 1765. DO NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 17: EASEMENT GRANTED FOR WATER PIPE TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8444 PAGE 1593. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 18: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 18: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 19: PERMANENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE CONTROL, AND INCLUDING A TEMPORARY EASEMENT FOR CONSTRUCTION OR IMPROVEMENT OF ROUTE CC TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS

AND TRANSPORTATION COMMISSION RECORDED IN BOOK 18221 PAGE 617. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 20: EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 19817 PAGE 1395. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 21: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7298 PAGE 864. DOES

NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 22: EASEMENT GRANTED TO THE METROPOLITAN ST.LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7368 PAGE 1620. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 23: EASEMENT FOR INGRESS AND EGRESS GRANTED TO ELAINE K. NAVARRO PER THE INSTRUMENT RECORDED IN BOOK 7511 PAGE 1392, AS AMENDED BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1597. DOES NOT AFFECT THE SUBJECT TRACT.

FIFTY-FOOT BUILDING LINE THAT RUNS WITH PROPERTY ALONG WILD HORSE CREEK ROAD AND DEDICATIONS ACCORDING TO THE PLATS RECORDED IN PLAT BOOK 219 PAGE 48, AND PLAT BOOK 227 PAGE 99. DO NOT AFFECT THE SUBJECT TRACT.

TEM NO. 25:

TEMPORARY EASEMENT FOR INGRESS AND EGRESS GRANTED TO MARY ANN SMYTHE (OWNER OF TRACT C OF FIENUP TRACT) CREATED BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1556. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 26-28: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 29: BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE BOUNDARY ADJUSTMENT PLAT OF THE FIENUP TRACT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198. (AFFECTS PARCEL 1 OF OVERALL DEVELOPMENT)

THIS BOUNDARY ADJUSTMENT PLAT ONLY ADJUSTS A COMMON PROPERTY LINE AT THE NORTHWEST CORNER OF PARCEL 1 AND DOES NOT CREATE ANY NEW FASEMENTS OR BUILDING LINES.

NOT CREATE ANY NEW EASEMENTS OR BUILDING LINES.

M NO. 30:

ANY INCONSISTENCIES IN THE BOUNDARIES OF THE SUBJECT PROPERTY BY REASON OF ANY ACCRETIONS, AVULSIONS, RELICTIONS, OR BY THE MEANDERINGS OF BONHOMME CREEK AND CAULKS CREEK. BONHOMME CREEK HAS BEEN RE-CHANNELED AND SHOULD NO LONGER AFFECT THE PROPERTY BOUNDARY LINES. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT.

ITEM NO. 31-32: INTENTIONALLY DELETED BY TITLE COMPANY.

EM NO. 33: ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM. NO COMMENT BY SURVEYOR.

ITEM NO. 34: ANY SEWER LATERAL LINE SURCHARGE. NO COMMENT BY SURVEYOR.

ITEM NO. 35: INTENTIONALLY DELETED BY TITLE COMPANY.

ITEM NO. 35: INTENTIONALLY DELETED BY TITLE COMPANY.

TWENTY-FIVE FOOT FRONT BUILDING SET BACK LINES, STREETS, EASEMENTS, COMMON OPEN SPACES, COMMON AREA, COVENANTS AND

RESTRICTIONS ESTABLISHED BY THE SITE DEVELOPMENT PLAT RECORDED IN PLAT BOOK 366 PAGE 125. AFFECTS ALL LOTS AND COMMON OPEN SPACE/ COMMON GROUND CREATED BY THIS PLAT IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, MISSOURI ORDINANCE NUMBER 2971.

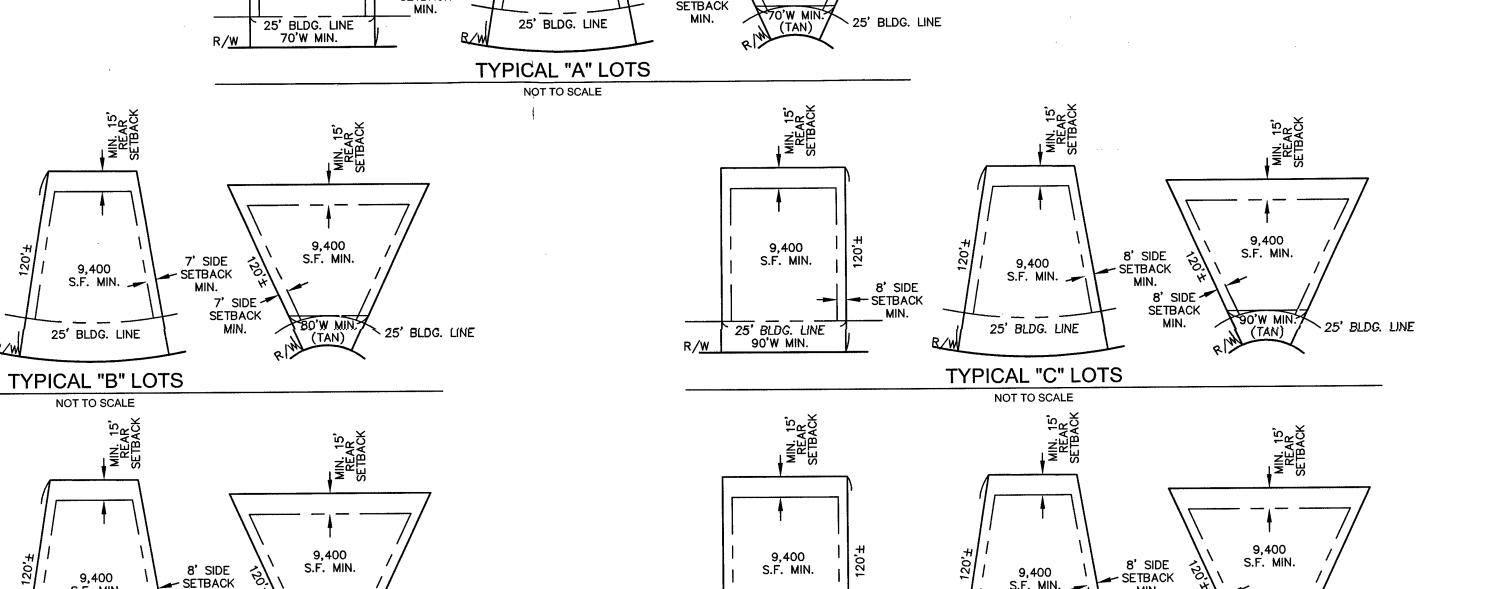
TEM NO. 37:

RECREATION EASEMENT GRANTED PER INSTRUMENT RECORDED IN BOOK 23050 PAGE 1613, TO MARY ANN SMYTHE AND ELAINE K. NAVARRO (AFFECTS THE COMMON OPEN SPACES AND/OR COMMON GROUND AREAS SHOWN ON THE SITE DEVELOPMENT PLAN

RECORDED IN PLAT BOOK 366 PAGE 125). GRANTS AN EASEMENT TO WILLIAM J. FIENUP, MARY ANN SMYTHE AND ELAINE K. NAVARRO FOR USE OF COMMON GROUND AMENITIES. AFFECTS ALL COMMON GROUND/ COMMON OPEN SPACE CREATED BY THIS PLAT.

NOTE: THIS TRACT IS SUBJECT TO A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL

RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER. ADDITIONALLY THIS TRACT IS SUBJECT TO AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A CLUBHOUSE, COMMUNITY OR RECREATION CENTER, OR SIMILAR ENCLOSED BUILDING OR AMPHITHEATER ON THE WEST SIDE OF FIENUP LAKE (THE FOREGOING SHALL NOT RESTRICT THE CONSTRUCTION OF GAZEBOS, TRAILS, PARK BENCHES OR OTHER SIMILAR PASSIVE RECREATIONAL FEATURES IN THE AFOREMENTIONED AREA). FURTHERMORE, IF GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL SHALL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 895. THESE RESTRICTIONS WERE NOT MENTIONED IN THE ABOVE TITLE COMMITMENT, AND SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT.



■ SETBACK

TYPICAL "E" LOTS

NOT TO SCALE

SETBACK

6' SIDE

S.F. MIN.

■ SETBACK

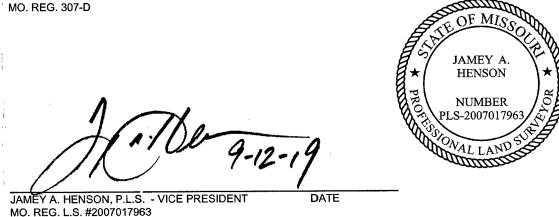
SURVEYOR'S CERTIFICATION

ORDER NUMBER: 14-06-196 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440 PREPARED FOR:

WILD HORSE RESIDENTIAL, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-6717

THIS IS TO CERTIFY TO WILD HORSE RESIDENTIAL, LLC THAT WE HAVE, DURING THE MONTH OF JUNE, 2017, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP FARM – BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED THE SUBJECT TRACT IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY
MO. REG. 307-D



SEP 1 2 2019

SHEET 1 OF 4

