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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 10):Record Plat 10 of the 4 Record Plats that createPhase 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 third (Record Plat 10) 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.

Fienup Farms Record Plat 10

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

Fienup Farms Record Plat 10

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 10

Plat 10 contains 15 lots located northeast and southwest of the site center. The lot sizes range from 16,847 square feet to 26,173 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 10 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 10 of the Fienup Farms development."
- 2) "I move to approve Record Plat 10 of the Fienup Farms development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat 10

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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 TEN". PATCHWORK FIELDS (40 FEET WIDE) AND WATERSIDE HEIGHTS (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.

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 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 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

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

JOHN H. BERRA, JR., PRESIDEN

STATE OF MISSOURI

COUNTY OF ST. LOUIS 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 ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST

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, RIGHT-OF-WAY DEDICATION AREAS, 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

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS ______ DAY OF _____

TIMOTHY B. KENNEY, SENIOR VICE PRESIDENT

COUNTY OF ST. LOUIS

STATE OF MISSOUR

. 20 . BEFORE ME APPEARED TIMOTHY B. KENNEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DAY OF 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 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 ABOVE WRITTEN.

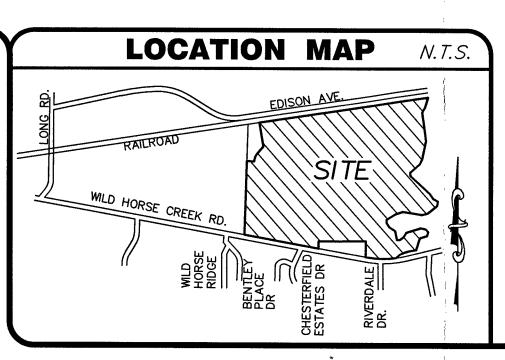
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CITY OF CHESTERFIELD

BOB NATION, MAYOF

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "FIENUP FARMS PLAT TEN" 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.



/ICKIE HASS, CITY CLERI

PARCEL 1:

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 COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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).

PARCEL 3A

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

PARCEL 3B 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.

PARCEL 3C:

PARCEL 4:

14-06-196

FIENUP FARMS PLAT TEN

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

PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

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.

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 RACT 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 ALONG 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

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, 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

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.

LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

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, LLC 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.

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 IG 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 RAIL WAY. LLC RAIL ROAD (100 EET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°30'06" FAST, 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

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 HENCE 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 ABOVE 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 **PROPERTY DESCRIPTION (PLAT TEN)** PARCEL 1:

ARC LENGTH OF 98.73 FEET, A RADIUS OF 400.00 FEET, THE CHORD OF WHICH BEARS SOUTH 08°01'17" EAST, 98.48 FEET TO A POINT OF TANGENCY: THENCE SOUTH 15°05'34" EAST. 18.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND: THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 15°05'34" EAST, 161.79

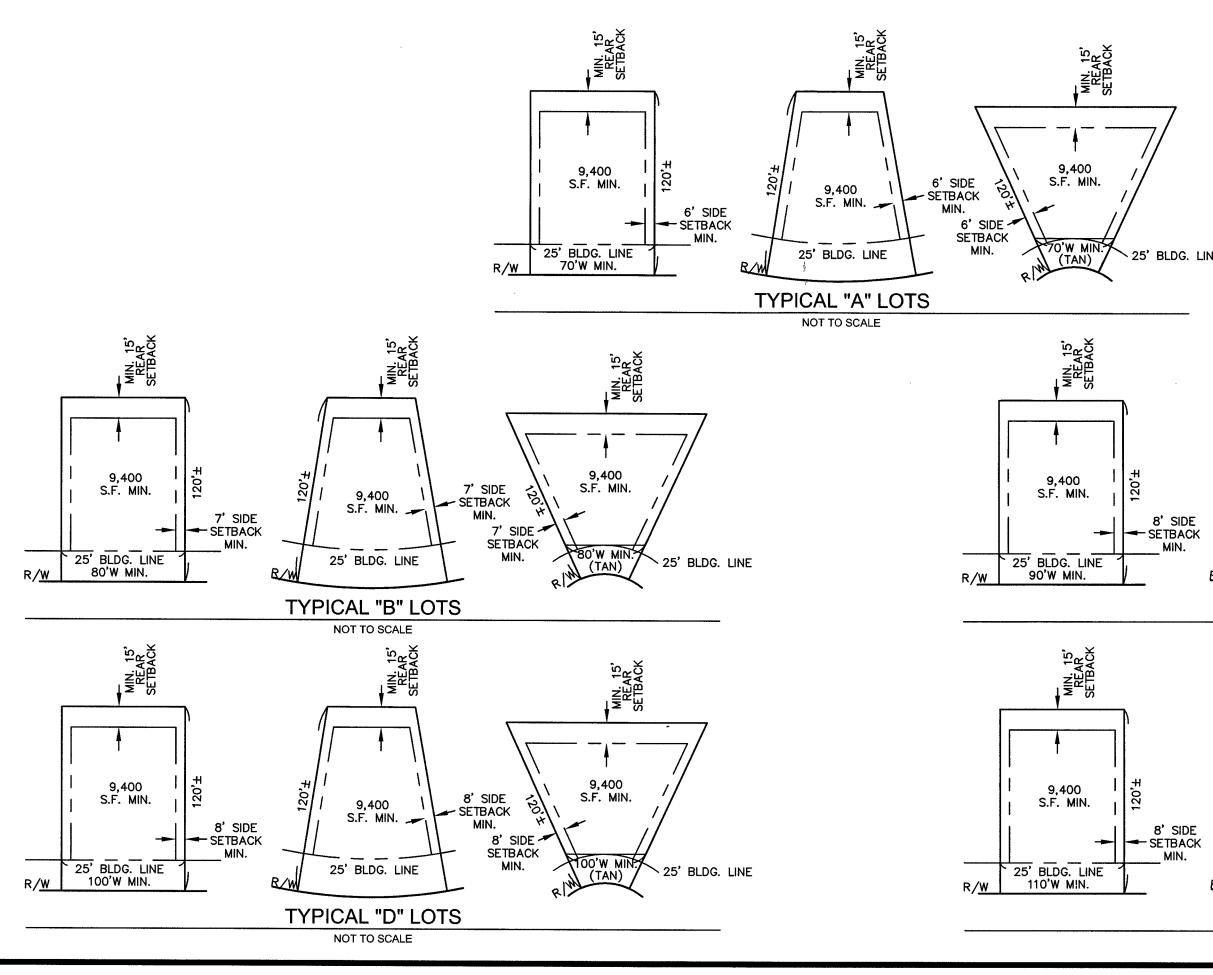
MORE OR LESS): PARCEL 2:

THE ABOVE DESCRIBED TRACTS OF LAND CONTAIN A COMBINED TOTAL OF 327,789 SQUARE FEET (7.5250 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.

BENCHMARKS PROJECT BENCHMARK

. 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. /<u>ROJECT BENCHMARK #2:</u> ST. 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: LEVATION = 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



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. 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 SOUTHWESTERN CORNER OF TRACT "C" OF "RESUBDIVISION OF PART OF FIENUP TRACT", RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ABOVE MENTIONED RECORDS: THENCE PROCEEDING ALONG THE WESTWARDLY PROLONGATION OF THE SOUTHERN LINE OF SAID TRACT "C", SOUTH 89°03'00" WEST, 60.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF FIENUP FARMS BOULEVARD (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF SAID FIENUP FARMS BOULEVARD, THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 00°57'00" EAST, 37.99 TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN

FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE WESTERN RIGHT-OF-WAY OF SAID FIENUP FARMS BOULEVARD. AND THE NORTHERN RIGHT-OF-WAY OF WATERSIDE HEIGHTS (40 FEET WIDE), AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 29°54'26" WEST, 28.28 FEET TO A POINT OF TANGENCY: THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, SOUTH 74°54'26" WEST, 17.50 FEET; THENCE SOUTH 15°05'34" EAST, 40.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, NORTH 74°54'26" EAST, 17.50 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, BEING THE TRANSITION BETWEEN THE SOUTHERN RIGHT-OF-WAY OF SAID WATERSIDE HEIGHTS, AND THE WESTERN RIGHT-OF-WAY OF THE ABOVE MENTIONED FIENUP FARMS BOULEVARD, AN ARC LENGTH OF 31.42 FEET. A RADIUS OF 20.00 FEET. THE CHORD OF WHICH BEARS SOUTH 60°05'34" EAST, 28.28 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 15°05'34" EAST, 70.48 FEET TO A POINT OF CURVATURE: THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 90.01 FEET, A RADIUS OF 715.00 FEET, THE CHORD OF WHICH BEARS SOUTH 11°29'11" EAST, 89.95 FEET TO POINT BEING LOCATED ON THE EASTERN LINE OF THE COMMON GROUND/ COMMON OPEN SPACE OF "FIENUP FARMS PLAT THREE". RECORDED IN PLAT BOOK 367, PAGES 134-140 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE EASTERN LINE OF SAID COMMON GROUND/ COMMON OPEN SPACE, THE FOLLOWING COURSES AND DISTANCES: THENCE ALONG A NON-RADIAL LINE, SOUTH 79°59'38" WEST, 398.37 FEET; THENCE NORTH 32°35'13" WEST, 265.17 FEET; THENCE NORTH 24°52'48" EAST, 198.16 FEET; THENCE NORTH 81°01'39" EAST, 356.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 170,034 SQUARE FEET (3.9953 ACRES

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: COMMENCING AT THE SOUTHWESTERN CORNER OF TRACT "C" OF "RESUBDIVISION OF PART OF FIENUP TRACT", RECORDED IN PLAT BOOK 227, PAGE 99 OF THE ABOVE MENTIONED RECORDS: THENCE PROCEEDING ALONG THE SOUTHERN LINE OF SAID TRACT "C" AND THE SOUTHERN LINE OF LOT 203E OF "FIENUP FARMS PLAT FIVE", RECORDED IN PLAT BOOK 367, PAGES 144-146 OF THE ABOVE MENTIONED RECORDS: NORTH 89°03'00" EAST, 784.43 TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY OF PATCHWORK FIELDS (40 FEET WIDE); THENCE ALONG SAID WESTERN RIGHT-OF-WAY, NORTH 00°57'00" WEST, 21.10 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY AND PROCEEDING NORTH 89°03'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF SAID PATCHWORK FIELDS, NORTH 00°57'00" WEST, 117.79 FEET TO A POINT; THENCE LEAVING EAST EASTERN RIGHT-OF-WAY AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE SOUTH 89°03'00" WEST, 40.00 FEET; THENCE NORTH 00°57'00" WEST, 455.49 FEET; THENCE NORTH 89°03'00" EAST, 40.00 FEET; THENCE NORTH 00°57'00" WEST, 12.77 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 345.11 FEET, A RADIUS OF 255.00 FEET, THE CHORD OF WHICH BEARS NORTH 37°49'20" EAST, 319.37 FEET TO THE NORTHWESTERN CORNER OF LOT 81B OF "FIENUP FARMS PLAT SEVEN" RECORDED IN PLAT BOOK 367, PAGES 253-255 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE WESTERN LINE OF SAID "FIENUP FARMS PLAT SEVEN", THE FOLLOWING COURSES AND DISTANCES: THENCE ALONG A NON-RADIAL LINE, SOUTH 00°57'00" EAST, 173.40 FEET; THENCE SOUTH 22°51'21" WEST, 74.32 FEET; THENCE SOUTH 00°57'00" EAST, 593.65 FEET TO THE NORTHEASTERN CORNER OF LOT 185D OF "FIENUP FARMS PLAT FOUR", RECORDED IN PLAT BOOK 367, PAGES 141-143 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE NORTHERN LINE OF SAID LOT 185D, SOUTH 89°03'00" WEST, 170.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 153,755 SQUARE FEET (3.5297 ACRES MORE OR LESS).

 SETBACI S.F. MIN. SETBAC 25' BLDG. LINE **TYPICAL "C" LOTS** NOT TO SCALE SETBACK 25' BLDG. LINE

TYPICAL "E" LOTS

NOT TO SCALE

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|-----------|--|--|--|--|--|--|--|--|--|
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| <u>sı</u> | JRVEYOR'S N | NOTES | | | | | | | |
| 1. | DISCLAIMS (PURS | NAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND SUANT TO SECTION 327.41 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR OT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS | | | | | | | |
| | | CONTAINS 327,789 SQUARE FEET (7.5250 ACRES MORE OR LESS) AND 15 "D" 100-FEET WIDE LOTS. | | | | | | | |
| | | ACT IS LOCATED WITHIN ZIP CODE 63005 ACCORDING TO ST. LOUIS COUNTY, MISSOURI GIS. | | | | | | | |
| | LOUIS COUNTY, M | IGS THE WESTERN LINE OF TRACT "A" OF THE "FIENUP TRACT", A SUBDIVISION FIELD FOR RECORD IN PLAT BOOK 219, PAGE 48 OF THE ST. MISSOURI RECORDS. | | | | | | | |
| | WILD HORSE RES 23052, PAGE 925, RESIDENTIAL, LLC | ORD DESCRIPTION: SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, RECORDED IN BOOK 23052, PAGE 895, QUIT CLAIM DEED TO SIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 916, SPECIAL WARRANTY DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK , QUIT CLAIM DEED TO WILD HORSE RESIDENTIAL, LLC, RECORDED IN BOOK 23052, PAGE 935 AND QUIT CLAIM DEED TO WILD HORSE C, RECORDED IN BOOK 23052, PAGE 941, ALL RECORDED IN THE ST. LOUIS COUNTY, MISSOURI RECORDS. | | | | | | | |
| 7. | THE SUBJECT TF AUGUST 21, 2017. | RACT IS CURRENTLY ZONED "PUD" PLANNED UNIT DEVELOPMENT DISTRICT PER CITY OF CHESTERFIELD ORDINANCE NO. 2971, DATED SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS. | | | | | | | |
| 8. | FLOOD INSURANCE FFECTIVE DATE ZONE "X" IS DEFIN | NRCEL SHOWN HEREON IS DETERMINED TO BE LOCATED IN AREA'S DESIGNATED AS IN FLOOD ZONE "X", ACCORDING TO THE NATIONAL CE RATE MAPS FOR ST. LOUIS COUNTY MISSOURI AND INCORPORATED AREAS; PANEL NUMBER 163 OF 845, MAP NUMBER 29189C0163K, FEBRUARY 4, 2015. AND PANEL NUMBER 165 OF 845, MAP NUMBER 29189C0165K, EFFECTIVE DATE FEBRUARY 4, 2015. NED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD. | | | | | | | |
| 9. | PERMANENT MON | OPABLE LOTS CREATED BY THIS PLAT ARE LOCATED WITHIN THE FLOODWAY AT THE TIME OF RECORDING. NUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS | | | | | | | |
| 10. | NOTE: ALL REFER | NE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. RENCES TO FIENUP FARMS PLAT EIGHT, ARE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 367, PAGES OF THE | | | | | | | |
| | NOTE: ALL REFER | Y, MISSOURI RECORDS. RENCES TO FIENUP FARMS PLAT NINE, ARE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 367, PAGES OF THE | | | | | | | |
| 11. | | Y, MISSOURI RECORDS. | | | | | | | |
| | EASEMENTS AND | RESTRICTIONS CREATED BY THIS PLAT. 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 THE ABOVE POLICY ARE OUTLINED BELOW: INTENTIONALLY DELETED BY TITLE COMPANY. | | | | | | | |
| | ITEM NO. 3-4: | GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR. | | | | | | | |
| | ITEM NO. 5: | | | | | | | | |
| | 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: ITEM NO. 10: | INTENTIONALLY DELETED BY TITLE COMPANY. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 7933 PAGE 884, DOES | | | | | | | |
| | ITEM NO. 11: | NOT AFFECT THE SUBJECT TRACT. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE BONHOMME CREEK AND CAULKS CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION. NO RIPARIAN BOUNDARIES EXIST WITHIN THIS PLAT; THEREFORE, DOES NOT AFFECT THE SUBJECT TRACT. | | | | | | | |
| | ITEM 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: ITEM NO. 16: | INTENTIONALLY DELETED BY TITLE COMPANY. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE | | | | | | | |
| | ITEM NO. 17: | 1765. BOOK 7559, PAGE 940 HAS BEEN PARTIALLY RELEASED BY INSTRUMENTS RECORDED IN BOOK 7559 PAGE 940 AND IN BOOK 7664 PAGE PAGE 689 AND DOES NOT AFFECT THE SUBJECT TRACT. BOOK 7664 PAGE 1765 DOES NOT AFFECT THE SUBJECT TRACT. 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: ITEM NO. 19: | INTENTIONALLY DELETED BY TITLE COMPANY. 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. | | | | | | | |
| | ITEM NO. 24: | FIFTY-FOOT BUILDING LINE THAT RUNS WITH PROPERTY ALONG WILD HORSE CREEK ROAD AND DEDICATIONS ACCORDING TO THE PLATS | | | | | | | |
| | ITEM NO. 25: | RECORDED IN PLAT BOOK 219 PAGE 48, AND PLAT BOOK 227 PAGE 99. DO NOT AFFECT THE SUBJECT TRACT. TEMPORARY EASEMENT FOR INGRESS AND EGRESS GRANTED TO MARY ANN SMYTHE (OWNER OF TRACT C OF FIENUP TRACT) CREATED | | | | | | | |
| | ITEM NO. 26-28: | BY THE INSTRUMENT RECORDED IN BOOK 23050 PAGE 1556. DOES NOT AFFECT THE SUBJECT TRACT. | | | | | | | |
| | 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) THIS BOUNDARY ADJUSTMENT PLAT ONLY ADJUSTS A COMMON PROPERTY LINE AT THE NORTHWEST CORNER OF PARCEL 1 AND DOES | | | | | | | |
| | ITEM NO. 30: | NOT CREATE ANY NEW EASEMENTS OR BUILDING LINES. 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. | | | | | | | |
| | ITEM NO. 33: | ANY ASSESSMENTS FOR MAINTENANCE OF SEWER SYSTEM. NO COMMENT BY SURVEYOR. | | | | | | | |
| | ITEM NO. 34: ITEM NO. 35: | ANY SEWER LATERAL LINE SURCHARGE. NO COMMENT BY SURVEYOR. INTENTIONALLY DELETED BY TITLE COMPANY. | | | | | | | |
| | ITEM NO. 36: | 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. | | | | | | | |
| | ITEM 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: | THE EASEMENTS GRANTED BY INSTRUMENT RECORDED IN BOOK 23052, PAGE 948 WHICH WAS RECORDED AFTER THE EFFECTIVE DATE OF THE ABOVE MENTIONED TITLE COMMITMENT AFFECTS COMMON GROUND/ COMMON OPENSPACE OF THE SUBJECT TRACT AS SHOWN HEREON. SAID DOCUMENT GRANTS UTILITY EASEMENTS TO MISSOURI AMERICAN WATER COMPANY, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, CHARTER COMMUNICATIONS, SPIRE MISSOURI INC., SOUTHWESTERN BELL TELEPHONE, L.P. D/B/A AT&T MISSOURI AND MARY ANN SMYTHE. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. | | | | | | | |
| | NOTE: | AND MARY ANN SMYTHE. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. 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 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. | | | | | | | |

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

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

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 14-06-196 THE STERLING COMPAN 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129

PHONE: (314) 487-0440 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 THE STERLING COMPANY MO, REG. 307-D

AMEY . HENSON NUMBER **NPLS-200701796**

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT MO. REG. L.S. #2007017963

| RECENTO |
|---------------------|
| AUG 2 0 201 |
| CLASSIC CHARLES |

SHEET 1 OF 3

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.

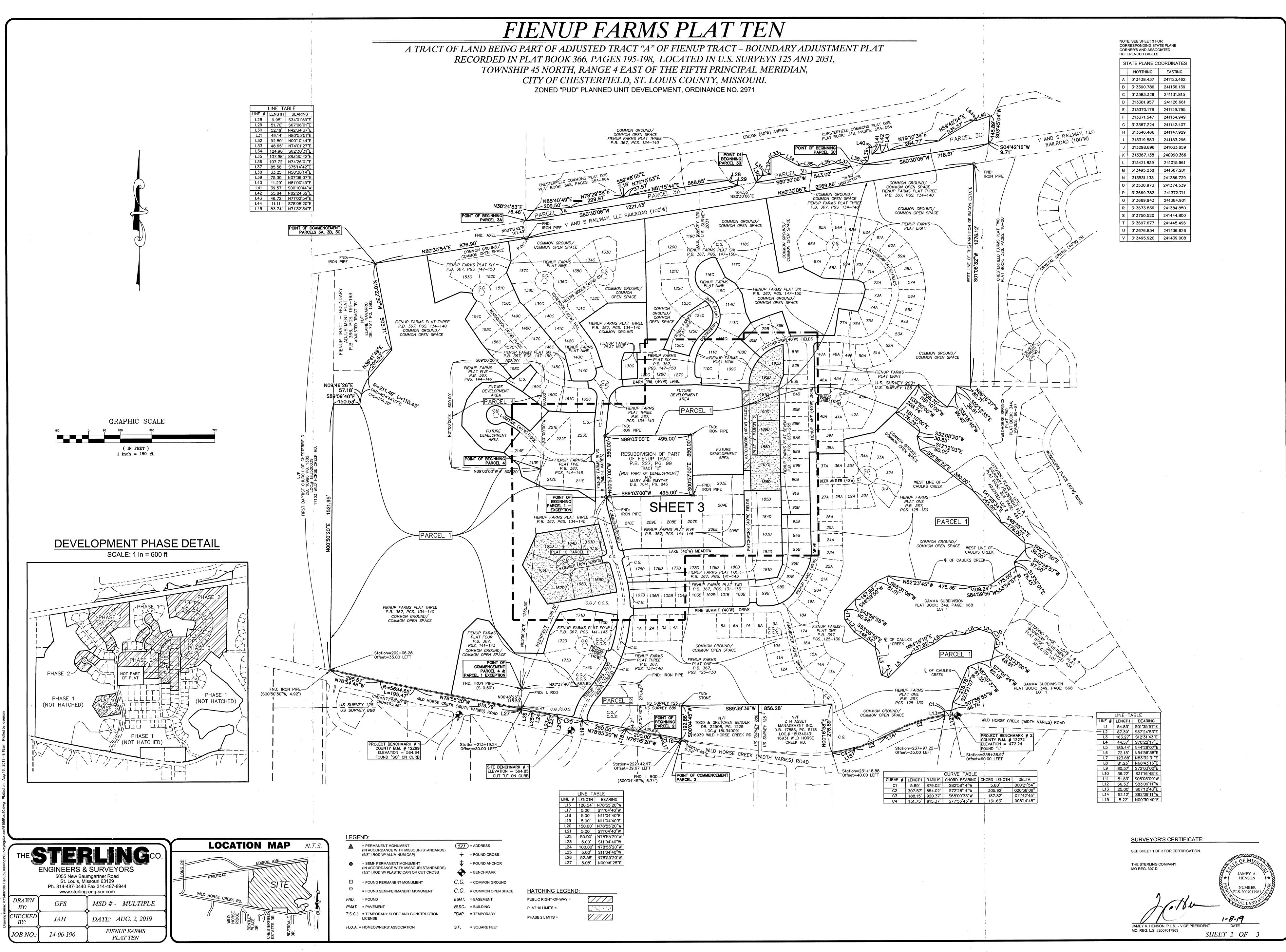
PREPARED FOR:

WILD HORSE RESIDENTIAL 11 C

ST. LOUIS, MISSOURI 63129

PHONE: (314) 487-6717

5091 NEW BAUMGARTNER ROAD



| IATED |
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| ORDINATES |
| EASTING |
| 241123.462 |
| 241136.139 |
| 241131.815 |
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| 241015.961 |
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| 241386.729 |
| 241374.539 |
| 241372.711 |
| 241384.901 |
| 241384.850 |
| 241444.800 |
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| 241436.626 |
| 241439.008 |

