



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: Subdivision Record Plat

Meeting Date: November 14, 2016

From: Jessica Henry, AICP

Senior Planner

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

of its intersection with Arbor Grove Court.

Applicant: The Sterling Company

Description: Arbors at Wilmas Farm (Record Plat 1): A Record Plat for a 39.88 acre tract of land

zoned "PUD" Planned Unit Development District located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection

with Arbor Grove Court.

PROPOSAL SUMMARY

The Sterling Company, on behalf of Wilmas Farm, LLC, has submitted a request for a Subdivision Plat for a 39.88 acre tract which proposes thirty-one (31) new lots, various areas of common ground, and two interior streets.

HISTORY OF SUBJECT SITE

On September 9, 2015, the City of Chesterfield approved <u>Ordinance 2868</u> and <u>Ordinance 2869</u>, which zoned the subject site, as seen in Figure 1 on the following page, from an "NU" Non-Urban District to an "E-1AC" Estate District and then to a "PUD" Planned Unit Development District. The entire subject site is 50.5 acres in size, and 47 lots are proposed between two separate Record Plats. The Site Development Plan was approved by the Planning Commission on June 27, 2016.



Figure 1: Aerial Photo

STAFF ANALYSIS

A record plat is the instrument which dedicates lots, common ground, easements and road right-of-way for future roads within a development or a portion thereof. Once a plat is recorded, the new lots may be sold to individual owners. This plat would establish thirty-one (31) of forty-seven (47) total lots within the Arbors at Wilmas Farm development. The lots in this development are being developed by two separate homebuilders, McBride and Sons Homes and Claymont Development, LLC. The record plat substantially conforms to the approved Site Development Plan.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2869. Staff recommends approval of Record Plat 1 for the Arbors at Wilmas Farm 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 1 for the Arbors at Wilmas Farm development."
- 2) "I move to approve Record Plat 1 for the Arbors at Wilmas Farm development with the following conditions..." (Conditions may be added, eliminated, altered or modified)
- CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

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 "THE ARBORS AT WILMAS FARM PLAT ONE". WILMAS FARM (50'W) DRIVE, WILMAS HOLLOW (50'W) DRIVE, AND WILMAS VALLEY (50'W) COURT, 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. THE 15 FOOT WIDE ROADWAY DEDICATION STRIP ADJACENT TO WILDHORSE CREEK ROAD, WHICH FOR BETTER IDENTIFICATION IS SHOWN CROSS-HATCHED (XXXXXXXXXX) ON THIS PLAT. IS HEREBY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION FOR PUBLIC USE FOREVER. ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A 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, 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. STORMWATER MANAGEMENT RESERVE AREAS WHICH FOR BETTER IDENTIFICATION ARE SHOWN DOT HATCHED ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICE). THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE _____ DAY OF _____ THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT AND THE DETENTION FACILITIES, STORMWATER BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, PRIVATE SEWERS PERMANENT SIGHT DISTANCE EASEMENTS LABELED AS "SIGHT DISTANCE EASEMENT" ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENT SHALL BE BUILT ON WITH ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, ORNAMENTAL GRASS, OR WEEDS) IN ANY MANOR WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. ANY STRUCTURES, PLANTS OR GRADING WHICH IS NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH IS NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. THE BUFFER/ PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN 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 ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION THE STREAM SETBACKS, AS SHOWN HEREON SHALL PROHIBIT ANY CLEARING, GRADING, EXCAVATION, OR DISTURBANCE OF ANY KIND EXCEPT AS PERMITTED BY THE U.S. ARMY THE GREENSPACE PRESERVATION AREA, AS SHOWN HEREON, IS ESTABLISHED AS PROTECTED AREAS FOR EXISTING HEALTHY TREES, VEGETATION, STREAM CORRIDORS, SOIL GRADE AND ANY EXISTING OR ADDITIONAL LANDSCAPE PLANTINGS THAT ARE TO BE PERMANENTLY PROTECTED AND PRESERVED. DISTURBANCE OF ANY TYPE INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, EXCAVATION AND CONSTRUCTION IS NOT PERMITTED EXCEPT AS APPROVED BY THE CITY OF CHESTERFIELD THE EASEMENTS LABELED PEDESTRIAN TRAIL EASEMENT, LOCATED ON LOTS 20, 21, 37, 38, 42, 43 AND 44 ARE HEREBY DEDICATED TO THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION FOR THE RIGHT TO USE, IMPROVE, CONSTRUCT, REPAIR AND MAINTAIN TRAILS LOCATED WITHIN SAID EASEMENTS. MAINTENANCE OF THE TRAILS LOCATED WITHIN SAID EASEMENTS ARE THE RESPONSIBILITY OF THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION. THE TRAIL EASEMENTS AND TRAILS INSTALLED THEREON ARE PRIVATE AND SHALL ONLY BE USED BY THE OWNERS OF LOTS (AND THEIR INVITEES AND GUESTS) WITHIN THE ARBORS AT WILMAS FARM. THE 6 FOOT WIDE SIDEWALK EASEMENT LOCATED WITHIN THE NORTHERN COMMON GROUND AND THE FUTURE DEVELOPMENT AREA ADJACENT TO WILDHORSE CREEK ROAD IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER. THE 20 FOOT WIDE PEDESTRIAN TRAIL EASEMENT & ACCESS EASEMENT LOCATED ON LOTS 37 AND 38 IS HEREBY GRANTED TO THE CITY OF CHESTERFIELD AND THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS FOR THE RIGHT OF INGRESS AND EGRESS TO THE COMMON GROUND FOR MAINTENANCE ARBORS AT WILMAS FARM PLAT ONE SUBDIVISION IS HEREBY GRANTED TO THE OWNERS OF LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY RECORDS, AND THEIR SUCCESSORS AND ASSIGNS FOR THE RIGHT, PRIVILEGE AND EASEMENT TO USE AS A PRIVATE DRIVE AND ROAD FOR INGRESS AND EGRESS PURPOSES. DRIVEWAY/ ROADWAY LOCATED WITHIN SAID EASEMENT IS TO BE MAINTAINED BY THE CURRENT AND FUTURE OWNERS OF SAID LOT 2 OF MARY SCHAEFFER ESTATE ADJUSTMENT. THE PRIVATE STORM SEWER EASEMENT LOCATED ON LOT 32 IS HEREBY DEDICATED TO THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING A PRIVATE STORM SEWER LINE, 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. THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF

CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPING WITHIN THE COMMON GROUND AREA(S) AS SHOWN ON THIS PLAT LABELED AS "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE ARBORS AT WILMAS FARM HOMEOWNERS' THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILMAS FARM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE _____ DAY OF ____ _, 2016 AS DAILY NO.___ __ IN THE ST. LOUIS COUNTY RECORDS. BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN 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_____ JHB PROPERTIES, INC. (MEMBER) JOHN H. BERRA, JR PRESIDENT STATE OF MISSOURI COUNTY OF ST. LOUIS _, 2016, BEFORE ME PERSONALLY APPEARED ______, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, __ OF WILMAS FARM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID _____ __ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. N 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: __

THIS IS TO CERTIFY THAT THE RECORD PLAT OF ARBORS AT WILMAS FARM PLAT ONE WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO

VICKIE HASS, CITY CLERK

FARM PLAT ONE

5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944

www.sterling-eng-sur.com

15-03-091

., 2016 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY

CITY OF CHESTERFIELD

RECORDER OF DEEDS.

BOB NATION, MAYOR

BY:

BENCHMARK INFORMATION

COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88) "STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD HORSE CREEK ROAD.

SITE BENCHMARK: ELEVATION = 542.81' (NAVD 88) FOUND IRON PIPE WITH CAP FOUND AT THE NORTHWEST CORNER OF

THE SUBJECT TRACT.

STATEMENT OF STATE PLATE COORDINATE TIE: STATE PLANE COORDINATES WERE DETERMINED ON MARCH 15, 2011

USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF SRDX AND A PID OF DI2212 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. WE REPRESENT HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 2030-16, EFFECTIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 00°22'11". THE PUBLISHED PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID

COMBINED GRID FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

8' SIDE YARD ' \ 22,000 SQ. FT. 22,000 SQ. FT. 8' SIDE YARD BETWEEN STRUCTURES) BETWEEN MSD P# - 0030636-00 BETWEEN STRUCTURES) STRUCTURES) RECEIVEDR/W 7 110' MIN. DATE: OCT. 31, 2016 NOV 0 3 2016 THE ARBORS AT WILMAS

THE ARBORS AT WILMAS FARM PLAT ONE

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM

RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2869))

SHEET INDEX - OVERALL DEVELOPMENT GRAPHIC SCALE 1 inch = 300 ft.WILDHORSE VILLAGE B P.B. 283, PG. 20 WILDHORSE VILLAGE A -/--- P.B. 310, PG. 14 *-*--LOT 1 BOUNDARY ADJUSTMENT PLAT P.B. 352, PG. 879

PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, ______, BY A DEED OF TRUST DATED ______, 2016 AND RECORDED IN DEED BOOK ______, PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR 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 LAND SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT.

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

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS DAY OF, 2016.												
BY:				**************************************		·····						
PRINT NAME AND TITLE												
STATE OF MISSOURI))SS.											
COUNTY OF ST. LOUIS)											
ON THIS DAY OF				2016,	BEF	ORE M	E APPEA	RED _				
TO ME PERSONALLY												
			AND 1	ГНАТ	SAID	INSTR	UMENT	WAS S	SIGNED	AND	SEALI	ED ON
BEHALF OF SAID ASSOC	IATION AN	ID SAID					ACKNO	NLEDG	ED SAI) INST	RUME	NT TO
BE THE FREE ACT AND DI												
N TESTIMONY WHEREO	F, I HAVE RESAID, T	HERE	WITH S	ET M	Y HAI	ND AN	D AFFIX WRITTE	ED MY N.	NOTAI	RIAL S	EAL I	N THE

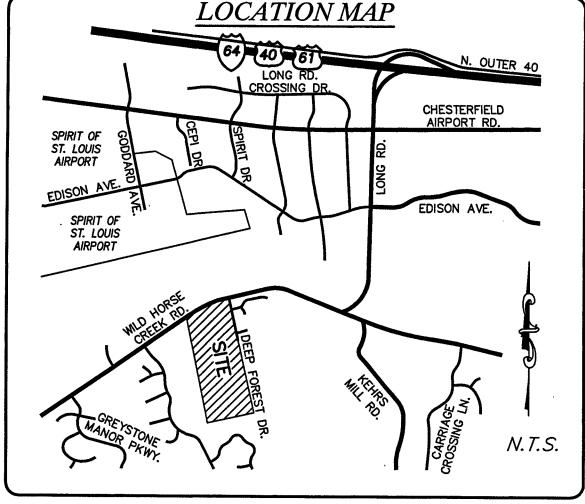
PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I.ROD W/ ALUMINUM CAP **SEMI-PERMANENT MONUMENT** (IN ACCORDANCE WITH MO MINIMUM STANDARDS)

(1/2" I.ROD W/ PLASTIC CAP)

PVMT. PAVEMENT

BLDG. BUILDING (523) ADDRESS FOUND CROSS

FOUND ANCHOR



- . THE PROFESSIONAL WHOSE ORIGINAL SIGNATURE AND PERSONAL SEAL APPEARS ON THIS DRAWING, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS DRAWING AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY SAID PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DRAWING REFERS.
- 2. THIS PLAT CONTAINS 1,737,395 SQUARE FEET (39.8851 ACRES), MORE OR LESS, AND 31 LOTS.
- 3. BASIS OF BEARINGS: "THE ARBORS AT WILDHORSE CREEK" RECORDED IN PLAT BOOK 360, PAGE 220 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- 4. SOURCE OF RECORD TITLE: WARRANTY DEED GRANTED TO WILD HORSE CREEK FARMS INVESTMENTS, LP, RECORDED IN DEED BOOK 11410 PAGE 1955 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS,
- 5. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS FOR LOT CORNERS WILL BE SET IN ACCORDANCE
- 6. BEARINGS AND DISTANCES ARE BOTH RECORD AND SURVEYED UNLESS NOTED OTHERWISE
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), EXCEPT THOSE AREAS IDENTIFIED HEREON IN FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE" AND FLOOD ZONE "AE" (FLOODWAY) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0145K EFFECTIVE FEBRUARY 4, 2015. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AE" IS DEFINED ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS IN ZONE AE.
- 8. SUBJECT PROPERTY IS APPROXIMATELY 2,000 FEET FROM THE SPIRIT OF ST. LOUIS AIRPORT RUNWAY 26L AND THEREFORE AIRCRAFT NOISE WILL BE NOTICEABLE AT THE SITE ON A DAILY BASIS
- 9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER KEE-15-166116 REVISION NO. 5 WITH AN EFFECTIVE DATE OF JULY 15, 2016 AT 6:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-6: GENERAL EXCEPTIONS OR INTENTIONALLY DELETED WITH NO COMMENT BY SURVEYOR.

- PROPERTY LINES ESTABLISHED BY PLAT OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE RECORDS OF THE CITY OF ST. LOUIS. AFFECTS THE SUBJECT PROPERTY. NOT SHOWN NO SURVEY-RELATED PROVISIONS ARE LISTED ON THE PLAT.
- EASEMENT FOR WATER PIPE GRANTED TO ST. LOUIS COUNTY WATER COMPANY BY THE INSTRUMENT RECORDED IN BOOK 8392 PAGE 1500. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY
- EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8495 PAGE 1237. THIS EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AND
- DEDICATION OF SEWER SYSTEMS TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10281 PAGE 1983. AFFECTS THE SUBJECT PROPERTY. NOT
- INTENTIONALLY DELETER
- ANY CLAIM OR ADVERSE MATTER ARISING BY VIRTUE OF: (A) ANY PAST OR FUTURE CHANGE IN THE WILD HORSE CREEK WHICH RUNS THROUGH THE LAND. (B) RIGHTS OF THE UPPER OR LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF SAID BODY OF WATER. NO COMMENT BY SURVEYOR.

ITEMS 13-14: INTENTIONALLY DELETED

PROPERTY DESCRIPTION (PLAT ONE)

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W.) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 55°15'36" EAST, 205.89 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66°23'46" EAST, 726.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W.) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 15.00 FEET TO A POINT; THENCE LEAVIND SAID WEST RIGHT OF WAY LINE AND PROCEEDING ALONG A LINE PARALLEL TO AND DISTANT 15.00 FEET SOUTH PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF SAID WILDHORSE CREEK ROAD (60 FEET WIDE), SOUTH 77°32'36" WEST, 32.98 FEET TO A POINT OF CURVATURE; THENCE CONTINUING PARALLEL TO SAID SOUTH RIGHT OF WAY LINE, AND ALONG AN ARC TO THE LEFT WITH A RADIUS OF 1865.08 FEET, AN ARC LENGTH OF 411.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71°12'21" WEST, 411.04 FEET TO A POINT; THENCE LEAVING SAID PARALLEL ARC AND PROCEEDING ALONG A RADIAL LINE SOUTH 25°07'14" EAST, 50.00 FEET TO A POINT; THENCE PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 43°28'07" WEST, 254.67 FEET TO A POINT; SOUTH 77°38'00" WEST, 203.77 FEET TO A POINT; SOUTH 08°07'11" EAST, 146.21 FEET TO A POINT; SOUTH 12°22'00" EAST, 166.19 FEET TO A POINT; NORTH 77°38'00" EAST, 143.49 FEET TO A POINT; SOUTH 12°29'03" EAST, 80.74 FEET TO A POINT; SOUTH 11°49'02" EAST, 140.90 FEET TO A POINT; ALONG A NON-RADIAL ARC TO THE LEFT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 7.70 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°06'12" EAST, 7.70 FEET TO A POINT OF TANGENCY; NORTH 77°38'00" EAST, 130.00 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 32°38'00" EAST. 28.28 FEET TO A POINT OF TANGENCY; NORTH 12°22'00" WEST, 10.10 FEET TO A POINT; NORTH 78°24'50" EAST, 50.00 FEET TO A POINT; SOUTH 12°22'00" EAST, 9.90 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.27 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55°43'25" EAST, 27.46 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 96.85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88°48'14" EAST, 96.34 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 38.61 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°36'10" EAST, 36.00 FEET TO A POINT OF TANGENCY; NORTH 27°43'58" EAST, 9.59 FEET TO A POINT; NORTH 06°08'25" EAST, 208.11 FEET TO A POINT; NORTH 36°58'54" WEST, 51.08 FEET TO A POINT; NORTH 77°38'00" EAST, 78.82 FEET TO A POINT; NORTH 42°49'15" EAST, 61.33 FEET TO A POINT; SOUTH 65°01'43" EAST, 120.26 FEET TO A POINT; NORTH 77°33'02" EAST, 79.37 FEET TO A POINT ALONG THE WEST RIGHT OF WAY OF DEEP FOREST DRIVE (50 FEET WIDE); THENCE ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1480.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHEAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,737,395 SQUARE FEET (39.8851 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF DECEMBER, 2015 UNDER ORDER NUMBER 15-03-091.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORDED IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 2 MARY SCHAEFFER ESTATE ADJUSTMENT AS RECORDED IN PLAT BOOK 352 PAGE 809 OF THE ABOVE MENTIONED RECORDER'S OFFICE. ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK (60'W.) ROAD; THENCE ALONG THE SOUTH LINE OF SAID WILDHORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°15'36" EAST, 205.89 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1880.08 FEET, AN ARC LENGTH OF 730.84 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66°23'46" EAST, 726.25 FEET; NORTH 77°32'36" EAST, 33.09 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD AND THE WEST RIGHT OF WAY LINE OF DEEP FOREST (50'W.) DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID DEEP FOREST DRIVE, SOUTH 12°02'02" EAST, 544.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND THE WEST LINE OF LOTS 2 AND 3 OF DEEP WOOD AS RECORDED IN PLAT BOOK 170 PAGE 24 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 12°26'58" EAST, 1524.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 67°20'48" EAST, 50.80 FEET TO THE NORTHWEST CORNER OF COMMON GROUND OF COUNTRY LAKE ESTATES AS RECORDED IN PLAT BOOK 345 PAGE 41 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID COMMON GROUND AND THE WEST LINE OF LOT 37, SOUTH 12°26'58" EAST, 351.06 FEET TO AN OLD STONE FOUND FOR THE SOUTHEAST CORNER OF U.S. SURVEY 150 ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF WILDHORSE VILLAGE B LOT 1 BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 352 PAGE 879 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, AND THE NORTH LINE OF ADJUSTED LOT 1 AND THE NORTH LINE OF LOT 603, COMMON GROUND AND LOT 347 OF WILDHORSE VILLAGE A AS RECORDED IN PLAT BOOK 310 PAGE 14 OF THE ABOVE MENTIONED RECORDER'S OFFICE, SOUTH 77°40'33" WEST, 985.34 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF COMMON GROUND OF THE ARBORS AT WILDHORSE CREEK AS RECORDED IN PLAT BOOK 360 PAGE 220 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND THE EAST LINE OF THE ABOVE MENTIONED LOT 2 OF MARY SCHAFFER ESTATE ADJUSTMENT, NORTH 12°22'00" WEST, 2190.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,200,997 SQUARE FEET (50.5279 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2013 UNDER ORDER NUMBER 13-08-265. PREPARED FOR:

WILMAS FARM, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129

PH. (314) 487-5617

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF WILMAS FARM, LLC AND McBRIDE WILMAS FARM, LLC, DURING THE MONTH OF OCTOBER 2013 PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORD IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.
IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS 31 DAY OF OCTOBER, 2016.

HENSON NUMBER PLS-2007017963

MO REG. L.S. #2007017963

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 15-03-09

THE STERLING COMPANY

5055 NEW BAUMGARTNER ROAD

