



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:	<u>Arbors at Wilmas Farm (Record Plat 2)</u> : A Record Plat for a 10.64 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 10.64 acre tract which proposes sixteen (16) 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 sixteen (16) 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 2 for the Arbors at Wilmas Farm development.

MOTION

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

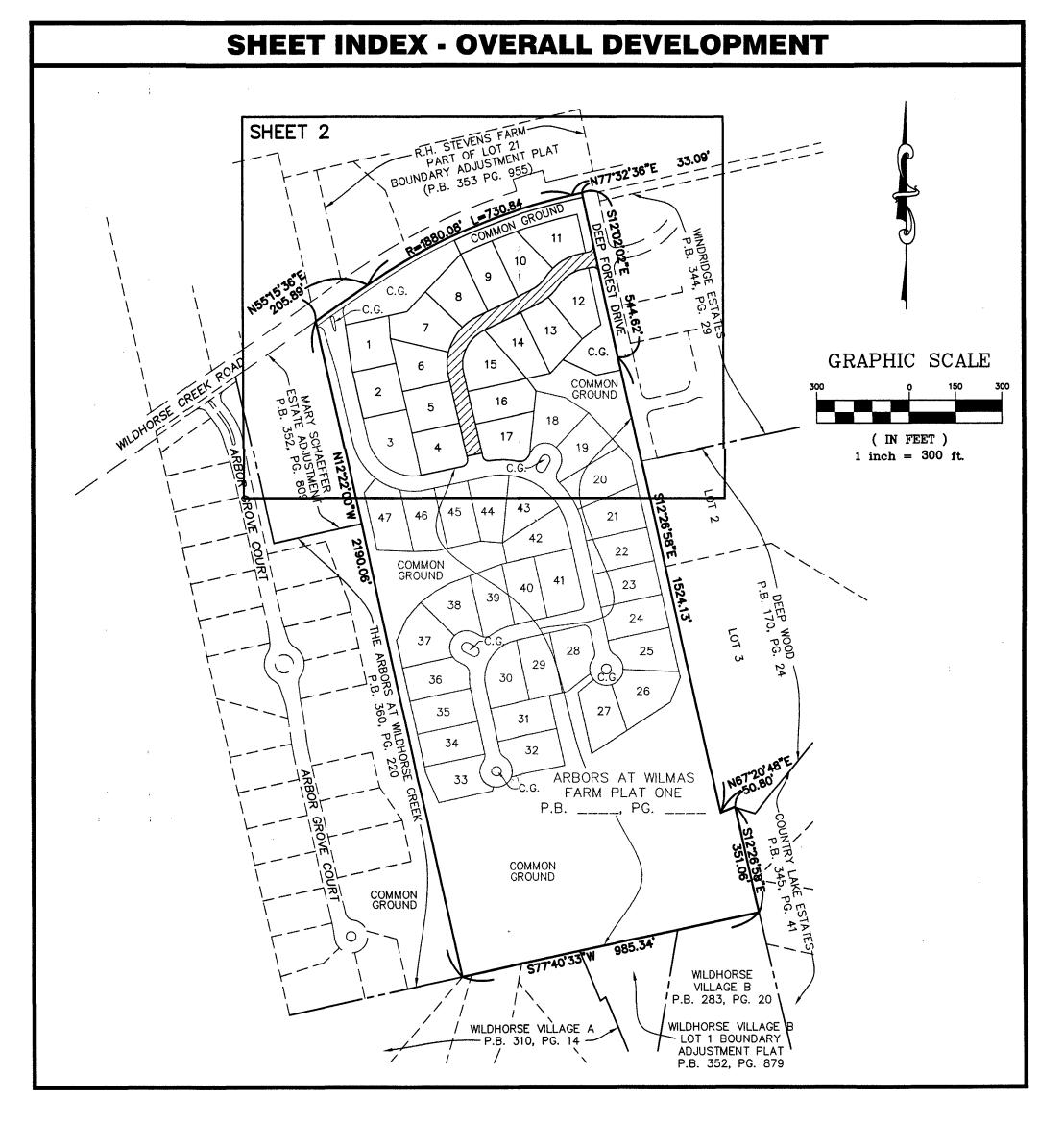
- 1) "I move to approve (or deny) Record Plat 2 for the Arbors at Wilmas Farm development."
- 2) "I move to approve Record Plat 2 for the Arbors at Wilmas Farm development with the following conditions..." (Conditions may be added, eliminated, altered or modified)
- CC: Aimee Nassif, Planning and Development Services Director

Attachments: Record Plat

OWNER'S CERTIFICATE: WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOIN	
BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE WILMAS HOLLOW (50'W) DRIVE, TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERS HATCHED (/ / / /) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.	SECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN
ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDIC. AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOU MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESS THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OF FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOF INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND	ITHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T SORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE R THE EXCAVATION AND STORAGE OF MATERIALS DURING
PERMANENT SIGHT DISTANCE EASEMENTS LABELED AS "SIGHT DISTANCE EASEMENT" ON THIS PLAT ARE HEREBY D PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND EASEMENT SHALL BE BUILT ON WITH ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY MANOR WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENT BE CHANGED, UNLESS EX STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DIS NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH IS NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED.	D ENTERING THE ADJACENT ROADWAY. NO PART OF SAID IG ANY TREES, SHRUBS, ORNAMENTAL GRASS, OR WEEDS) IN IPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY
THE BUFFER/ PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN BUFFER/ PRESERVATION AREAS. LANDSCAPING AS APP REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE ARBORS AT WILMAS FARM HOMEOWN	ROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN
THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE ARBORS AT WILMAS FARM HO BY GENERAL WARRANTY DEED RECORDED THE DAY OF, 2016 AS DAILY NO	MEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS,
THE ARBORS AT WILMAS FARM HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS AND LAND ON THIS PLAT LABELED AS "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSI ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS.	
THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE ARBORS AT WILL RESTRICTIONS FILED ON THE DAY OF, 2016 AS DAILY NO IN THE	
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 D	DATE OF RECORDING OF THIS PLAT.
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF, 2016.	}
JHB PROPERTIES, INC. (MEMBER)	
BY: JOHN H. BERRA, JR. PRESIDENT	
STATE OF MISSOURI))SS.	
COUNTY OF ST. LOUIS) ON THISDAY OF, 2016, BEFORE ME PERSONALLY APPEARED, TO DID SAY THAT HE/SHE IS THE OF WILMAS FARM, LLC, A MISSOURI LIMITED LIABILITY COMPAN	
SAID LIMITED LIABILITY COMPANY, AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FRE	EE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRES:)
NOTARY PUBLIC	
CITY OF CHESTERFIELD	
THIS IS TO CERTIFY THAT THE ARBORS AT WILMAS FARM PLAT TWO WAS APPROVED BY THE CITY COUNCIL FOR THE THE DAY OF, 2016 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT DEEDS.	
BOB NATION, MAYOR VICKIE HASS, CITY CLERK	
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	COUNTY BENCH "STANDARD TA CROSSING UND GRAVEL DRIVE
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	2030-16, EFFEC ORDER TO PUT IT WOULD BE N THE PUBLISHED
	COMBINED GRI
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THE CO.	
ENGINEERS & SURVEYORS 5055 New Baumgartner Road	110 [°] MIN. – (CHORD)
St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com	22,000 SQ. FT. 8' SIDE YARD 22,000 SQ. F MIN. (MIN. 20'
DRAWN BY: GFS MSD P# - 0030636-00	R/W 110' MIN. B/W 25' BLDG. LINE
CHECKED JAH DATE: OCT. 31, 2016 RECEIVED BY: DATE: OCT. 31, 2016 NOV 03 2016	TYPICAL LC
JOB NO.: 15-03-091 THE ARBORS AT WILMAS FARM PLAT TWO	

THE ARBORS AT WILMAS FARM PL

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 LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ("PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2869))



RK INFORMATION:

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

RK: ELEVATION = 542.81' (NAVD 88) IPE WITH CAP FOUND AT THE NORTHWEST CORNER OF THE SUBJECT TRACT.

IT OF STATE PLATE COORDINATE TIE:

FACTOR = 0.999914928 (1 METER = 3.28083333 FEET)

COORDINATES WERE DETERMINED ON MARCH 15, 2011 USING TRIMBLE REAL-TIME HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE WITH AN ID OF SRDX AND A PID OF DI2212 HAVING PUBLISHED MISSOURI STATE PLANE ORDINATE VALUES OF NORTH (Y) = 314214.384 METERS AND EAST (X) = 237449.330 METERS. HEREON THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR FIVE DATE AUGUST 28, 2006) AS AN "SUBURBAN PROPERTY" RELATIVE TO STATION SRDX. IN THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE EAST ZONE (NAD-83) GRID NORTH, ECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS COUNTER-CLOCKWISE 00°22'11". PLAT BEARING OF N12°36'46"W WOULD BE N12°14'35"W IF ROTATED TO GRID NORTH.

WHEREAS, ______, BY A DEED OF TRUST DATED _____, 2016 AND

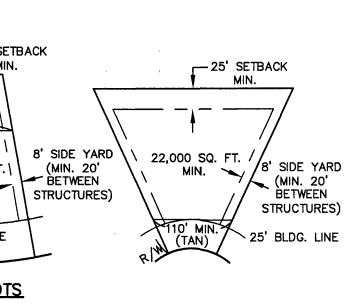
PARTIAL RELEASE OF DEED OF TRUST

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



STATE OF MISSOURI COUNTY OF ST. LOUIS ON THIS _____ DAY OF _____, 2016, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE

PRINT NAME AND TITLE

____, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ______ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE 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

BID

FOUND ANCHOR

ITEM 7

ITEM 8

ITEM 1

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.

COMMENCING 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 EASTERN LINE OF SAID LOT 2, AND LEAVING THE SAID SOUTH RIGHT OF WAY LINE, SOUTH 12°22'00" EAST, 16.22 FEET TO A POINT; THENCE LEAVING SAID EASTERN LINE AND PROCEEDING ALONG A LINE 15 SOUTH OF AND PARALLEL TO THE SOUTHERN RIGHT OF WAY OF WILDHORSE CREEK ROAD (60 FEET WIDE), NORTH 55°15'36" EAST, 212.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUING PARALLEL TO SAID SOUTH RIGHT OF WAY, ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 1865.08 FEET, AN ARC LENGTH OF 313.13 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 60°04'11" EAST, 312.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING PARALLEL AFOREMENTIONED SOUTH RIGHT OF WAY ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 1865.08 FEET, AN ARC LENGTH OF 411.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 71°12'21" EAST, 411.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG A PARALLEL COURSE TO SAID SOUTHERN RIGHT OF WAY, NORTH 77°32'36" EAST, 32.98 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF DEEP FOREST DRIVE (50 FEET WIDE); THENCE ALONG SAID WESTERN RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 12°02'02" EAST, 529.62 FEET TO A POINT; SOUTH 12°26'58" EAST, 43.68 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT OF WAY AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: SOUTH 77°33'02" WEST, 79.37 FEET TO A POINT; NORTH 65°01'43" WEST, 120.26 FEET TO A POINT; SOUTH 42°49'15" WEST, 61.33 FEET TO A POINT; SOUTH 77°38'00" WEST, 78.82 FEET TO A POINT; SOUTH 36°58'54" EAST, 51.08 FEET TO A POINT; SOUTH 06°08'25" WEST, 208.11 FEET TO A POINT; SOUTH 27°43'58" WEST, 9.59 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 38.61 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°36'10" WEST, 36.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 96.85 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 88°48'14" WEST, 96.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.27 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55°43'25" WEST, 27.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°22'00" WEST. 9.90 FEET TO A POINT; SOUTH 78°24'50" WEST, 50.00 FEET TO A POINT; SOUTH 12°22'00" EAST, 10.10 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32°38'00" WEST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°38'00" WEST, 130.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 7.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 79°06'12" WEST, 7.70 FEET TO A POINT; THENCE ALONG A NON-RADIAL LINE, NORTH 11°49'02" WEST, 140.90 FEET TO A POINT; NORTH 12°29'03" WEST, 80.74 FEET TO A POINT, SOUTH 77°38'00" WEST, 143.49 FEET TO A POINT; NORTH 12°22'00" WEST, 166.19 FEET TO A POINT; NORTH 08°07'11" WEST, 146.21 FEET TO A POINT; NORTH 77°38'00" EAST, 203.77 FEET TO A POINT; NORTH 43°28'07" EAST 254.67 FEET TO A POINT; NORTH 25°07'14" WEST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 463,602 SQUARE FEET (10.6428 ACRES), MORE OR LESS,

ACCORDING TO A SURVEY BY THE STERLING COMPANY THE STERLING COMPANY

IN WITNESS WHEREOF, IT HAS SIGNED AND SE MO REG. 307-D

ATTWO	ELOCATION M
) RECORDS,	LONG RD. CROSSING DR. CHESTERFIELD AIRPORT RD.
E 3 EAST,	SPIRIT OF BOD FILL OF BUILD OF
PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I.ROD W/ ALUMINUM CAP)	EDISON AVE. SPIRIT OF ST. LOUIS
SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I.ROD W/ PLASTIC CAP)	AIRPORT
COMMON GROUND	
C. EASEMENT	HORED
FOUND	Miller NA
T. PAVEMENT	
3. BUILDING	
ADDRESS	
FOUND CROSS	

BENCHMARK

GENERAL NOTES

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 463,602 SQUARE FEET (10.6428 ACRES), MORE OR LESS, AND 16 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 WITH MISSOURI MINIMUM STANDARDS WITHIN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED

BEARINGS AND DISTANCES ARE BOTH RECORD AND SURVEYED UNLESS NOTED OTHERWISE

SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), 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.

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 AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.
- EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT BY THE INSTRUMENT RECORDED IN BOOK 8495 PAGE 1237. PLOTS TO THE SOUTH OF THE ITEM 9 SUBJECT TRACT AND DOES NOT AFFECT THE SUBJECT TRACT
- 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 SHOWN - NOT A SURVEY-RELATED ITEM.
- INTENTIONALLY DELETED.

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 (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:

PROPERTY DESCRIPTION (PLAT TWO):

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:

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 15-03-09

5055 NEW BAUMGARTNER ROAD, ST. LOUIS, MO 63129 (314) 487-0440

PREPARED FOR: WILMAS FARM, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PH. (314) 487-5617

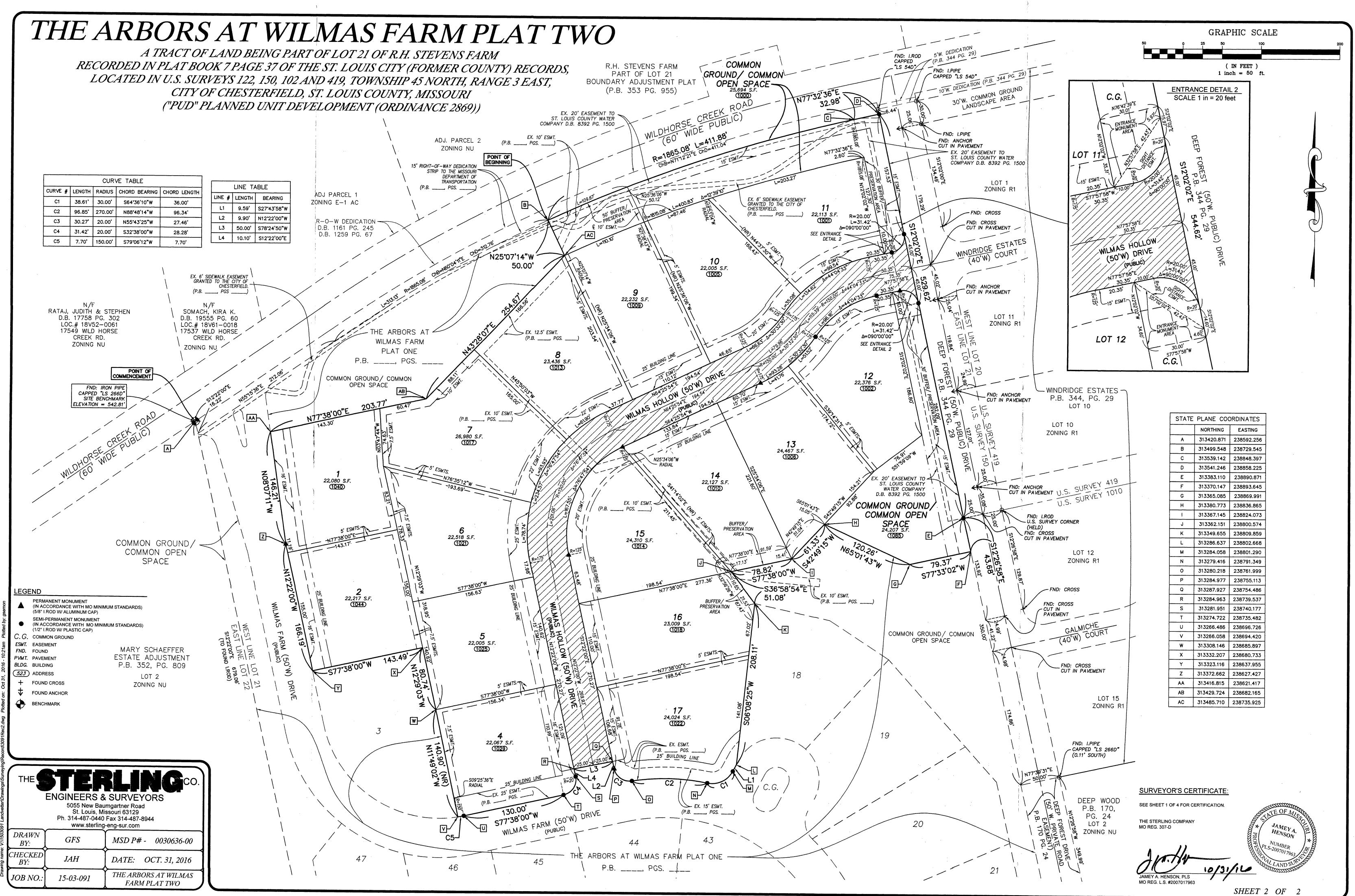
THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF WILMAS FARM, LLC AND CLAYMONT DEVELOPMENT, LLC, DURING THE MONTH OF OCTOBER 2013 PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM RECORD IN PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, LOCATED 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. DAY OF OCTOBER

THE STERLING COMPANY

AMEY A. HENSON, PLS MO REG. L.S. #2007017963

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