



**VILA.**

---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

---

## Planning Commission Staff Report

**Meeting Date:** September 27, 2021

**From:** Mike Knight, Assistant City Planner *mk*

**Location:** South of Wild Horse Creek Road, west of Chesterfield Parkway West, and east of Burkhardt Place.

**Description:** **Wildhorse Village (Record Plat)**: A Record Plat for a 78.4 acre tract of land zoned PC&R Planned Commercial and Residence District located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc. has submitted a Record Plat for Planning Commission review. This request depicts the creation of a new 18 lot development that totals 78.4 acres. The subject site is zoned "PC&R" Planned Commercial and Residence District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3114. Currently, 11 separate lots of record exist on the subject site; however, the Record Plat will reconfigure the lots to allow the 18 lot development known as Wildhorse Village. The image on the following page depicts the general configuration and acreage of the 18 proposed lots and Common Ground.

### **STAFF ANALYSIS**

A record plat is the instrument which dedicates lots, common ground, necessary 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 18 new lots for development and Common Ground. On August 23<sup>rd</sup>, 2021 the City of Chesterfield Planning Commission approved the Amended Site Development Concept Plan for the Wildhorse Village development. The submitted Record Plat is in the same lot configuration that exists in the recently approved Amended Site Development Concept Plan. All of the lots are currently undeveloped, but mass grading is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development.

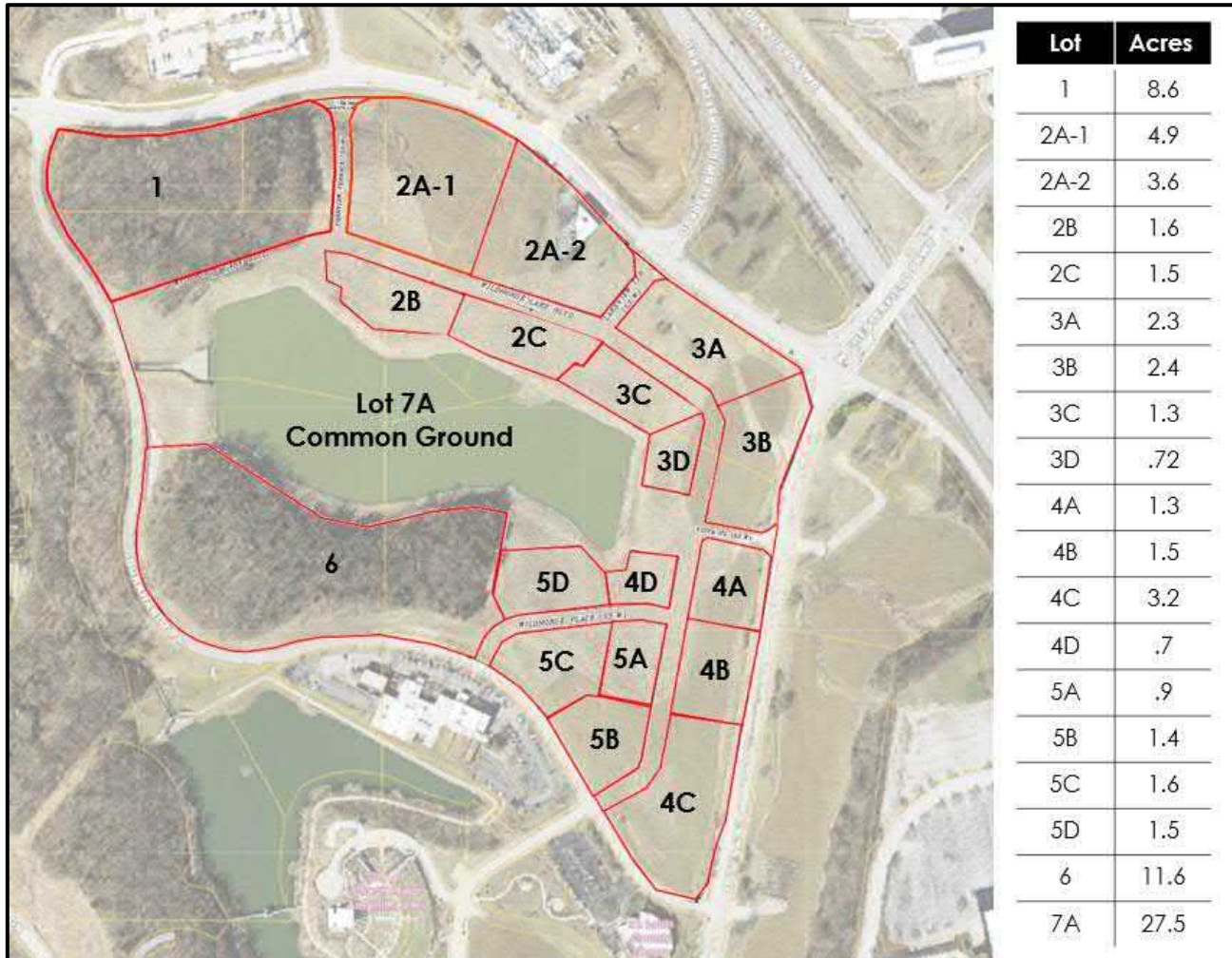


Figure 1: Proposed Wildhorse Village development (lots not drawn to exact scale/approximated)

**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 3114. Staff recommends approval of the Record Plat for Wildhorse Village.

**MOTION**

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

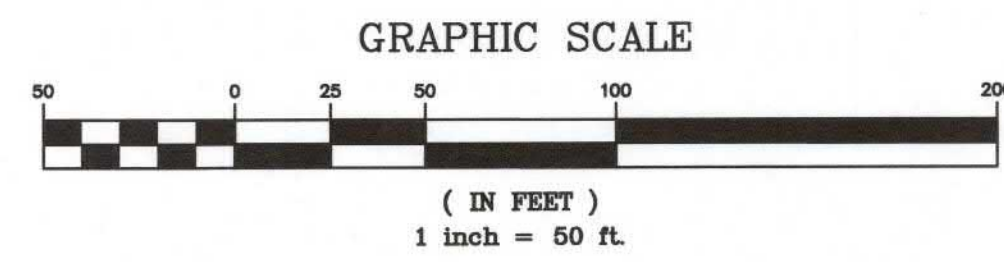
- 1) "I move to approve (or deny) the Record Plat for the Wildhorse Village development."
- 2) "I move to approve the Record Plat for the Wildhorse Village development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Record Plat

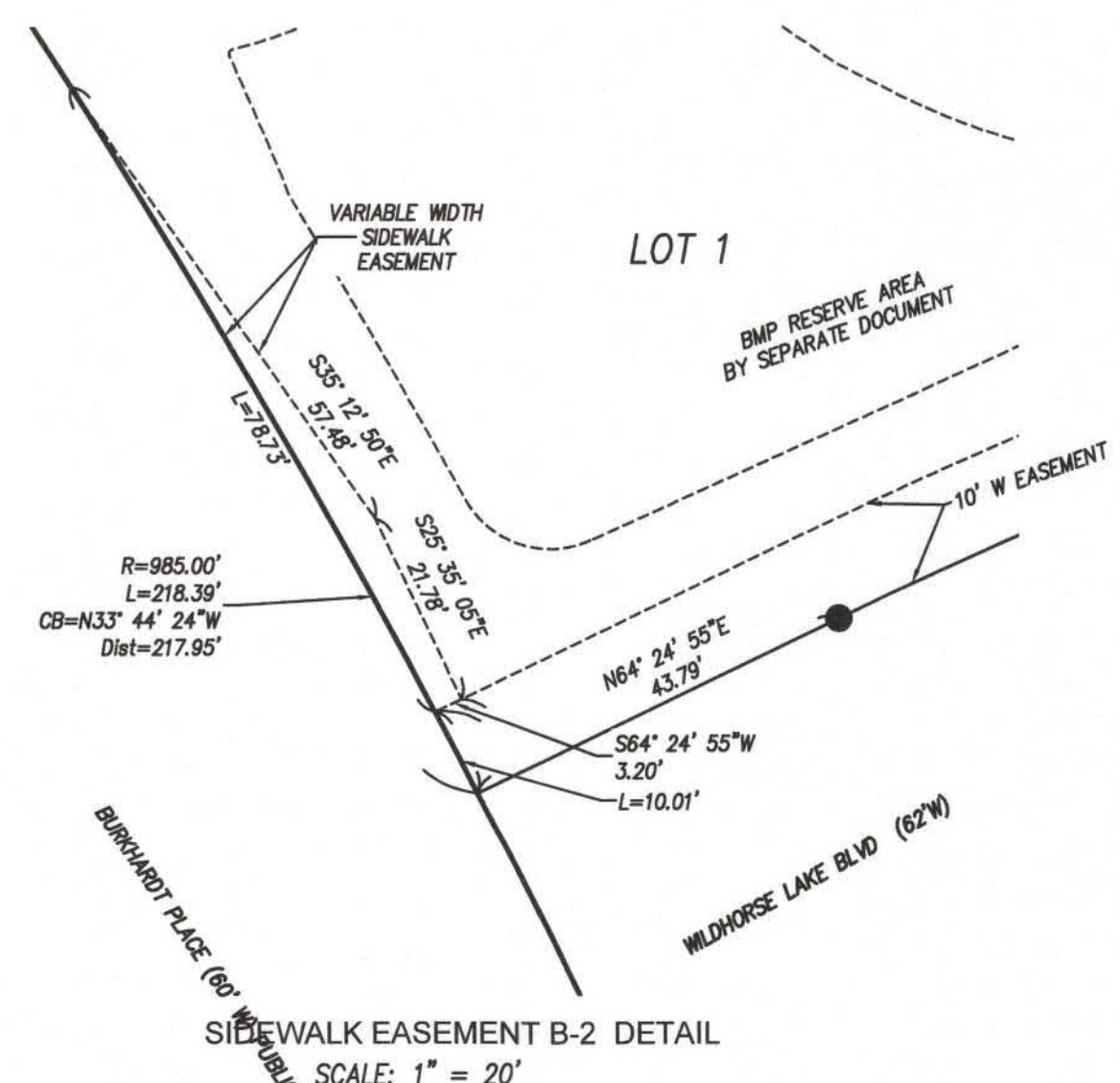
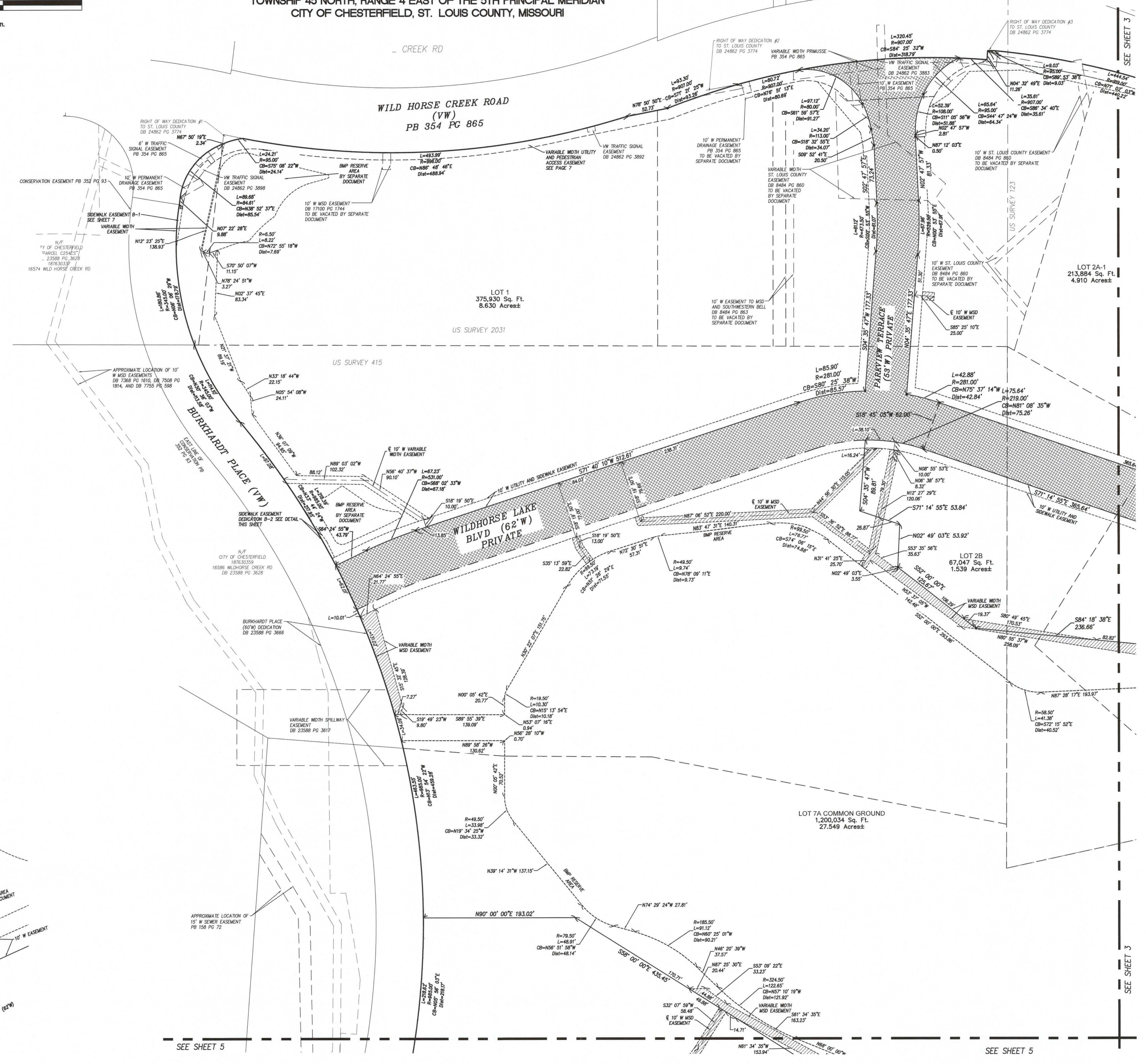


# WILDHORSE VILLAGE

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

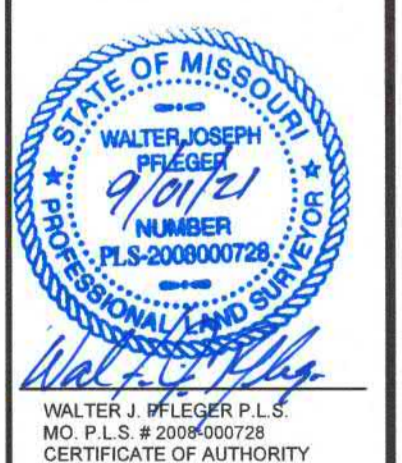


- Metropolitan St. Louis Sewer District easement
- Utility and Pedestrian Access easements
- Permanent Private Street



PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 267 Chesterfield Business Parkway  
 St. Louis, MO 63103 PH: (636) 530-9000 FAX: (636) 530-9100  
 e-mail: jmm@stockinc.com  
 Web: www.stockinc.com

SUBDIVISION PLAT  
**WILDHORSE VILLAGE**  
 WILDHORSE CREEK ROAD, CHESTERFIELD PARKWAY, BURKHARDT PLACE  
 CHESTERFIELD MISSOURI

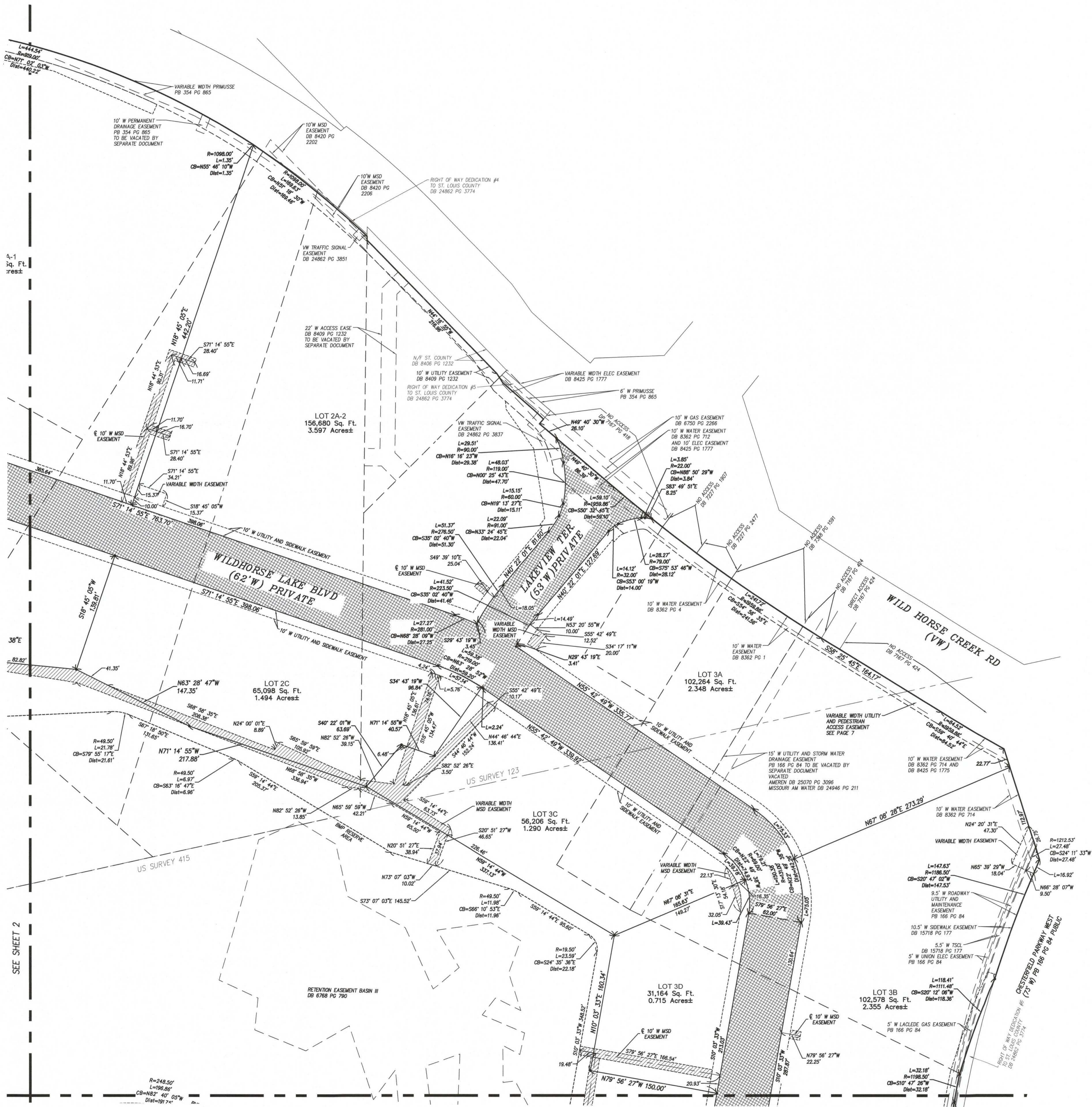
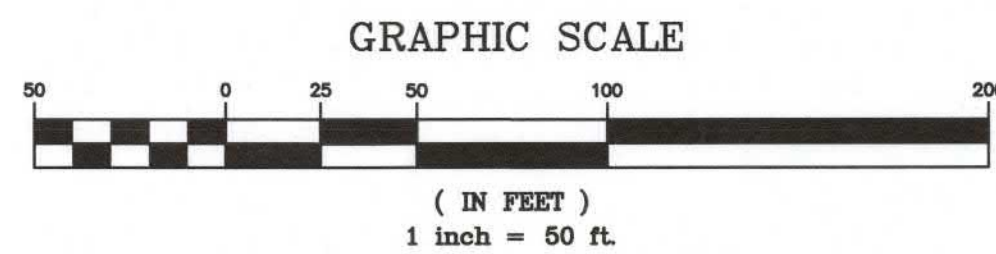


REVISIONS:  
 1 03/12/2021 - CITY COMMENTS  
 2 02/27/2021 - CITY COMMENTS

DRAWN BY: NPV	CHECKED BY: W.J.P.
DATE: 11/23/2020	JOB NO: 219-6870.3
W.S.D. # 2019-00000774	BASE MAP #
COMMO-00747	S.L.C. MAP #
NO. 1	HAT SUP. #
	HT. #
SHEET TITLE: SUBDIVISION PLAT	
SHEET NO.: 2 OF 8	

# WILDHORSE VILLAGE

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



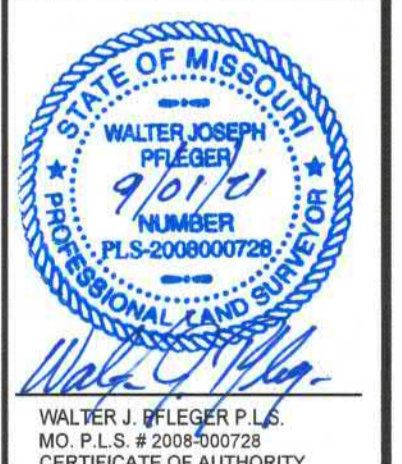
- Metropolitan St. Louis Sewer District easement
- Utility and Pedestrian Access easements
- Permanent Private Street

SEE SHEET 4

SEE SHEET 2

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 957 Chesterfield Parkway  
 St. Louis, MO 63105  
 TEL: (314) 625-1100  
 FAX: (314) 625-1101  
 E-MAIL: general@stockinc.com  
 Web: www.stockinc.com

SUBDIVISION PLAT  
**WILDHORSE VILLAGE**  
 WILDHORSE CREEK ROAD; CHESTERFIELD PARKWAY; BURKHARDT PLACE  
 CHESTERFIELD MISSOURI



REVISIONS:  
 1 03/31/2021 - CITY COMMENTS  
 2 05/27/2021 - CITY COMMENTS

DRAWN BY: NPW  
 CHECKED BY: W.J.P.  
 DATE: 11/23/2020  
 JOB NO: 219-6670.3  
 M.S.L. # #: 20MSD-60747  
 S.L.C. MAT # #: BASE MAP #  
 M.S.N.R. # #: H&T S.L.P. # 11  
 H.T. # 2020

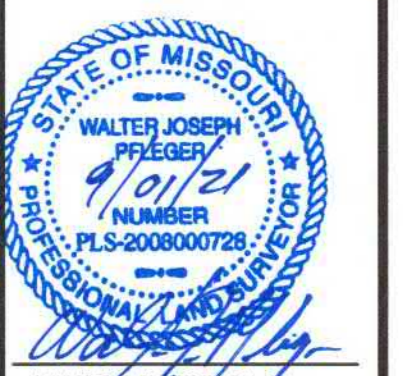
SHEET TITLE:  
 SUBDIVISION PLAT  
 SHEET NO.:  
**3 OF 8**

# WILDHORSE VILLAGE

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63015 PH: (636) 530-9300  
530-9300 FAX: (636) 530-9300  
e-mail: general@stockinc.com  
Web: www.stockinc.com

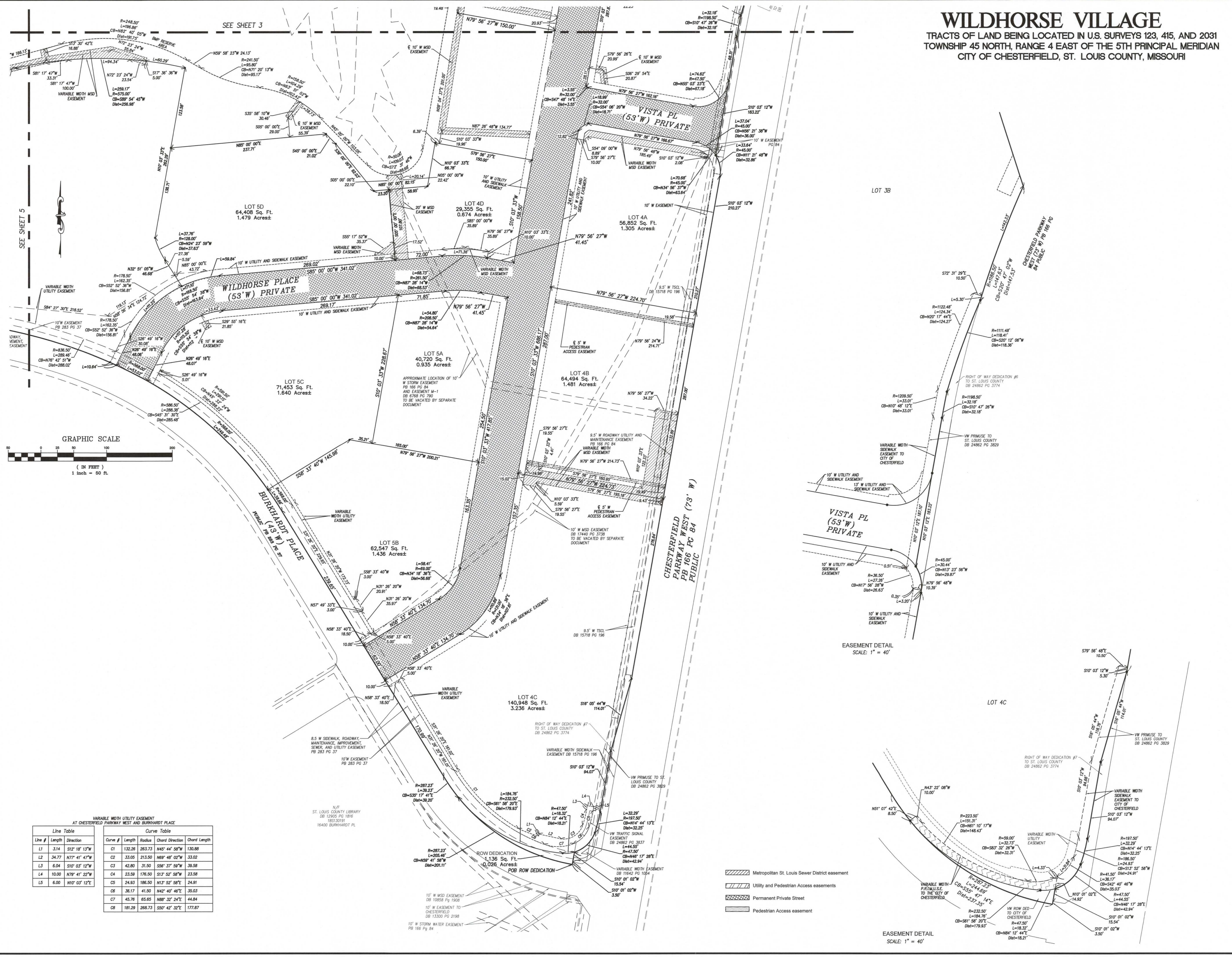
SUBDIVISION PLAT  
**WILDHORSE VILLAGE**  
WILDHORSE CREEK ROAD; CHESTERFIELD PARKWAY; BURKHARDT PLACE  
CHESTERFIELD MISSOURI



REVISIONS:  
1 03/31/2021-CITY COMMENTS  
2 06/27/2021-CITY COMMENTS

DRAWN BY: RFW  
CHECKED BY: W.J.P.  
DATE: 11/23/2020  
JOB NO: 219-5670.3  
M.S.D. P.L.S. # 2008-00728  
SHEET NO: 3 OF 8  
S.L.C. NAT # M&T S.L.P. #  
M.S.N.R. #

SHEET TITLE:  
SUBDIVISION PLAT  
SHEET NO.:  
4 OF 8



VARIABLE WIDTH UTILITY EASEMENT AT CHESTERFIELD PARKWAY WEST AND BURKHARDT PLACE

Line Table		Curve Table				
Line #	Length Direction	Curve #	Length	Radius	Chord Direction	Chord Length
L1	3.14 S12° 18' 13"W	C1	132.26	263.73	N45° 44' 58"W	130.86
L2	34.77 N77° 41' 47"W	C2	33.05	213.50	N69° 48' 02"W	33.02
L3	6.04 S10° 03' 12"W	C3	42.80	31.50	S56° 37' 59"W	39.58
L4	10.00 N79° 41' 22"W	C4	23.59	176.50	S13° 52' 58"W	23.58
L5	6.00 N10° 03' 12"E	C5	24.83	186.50	N13° 52' 58"E	24.91
		C6	36.17	41.50	N42° 40' 46"E	35.03
		C7	45.76	65.65	N88° 32' 24"E	44.84
		C8	181.29	268.73	S50° 42' 32"E	177.87

- Metropolitan St. Louis Sewer District easement
- Utility and Pedestrian Access easements
- Permanent Private Street
- Pedestrian Access easement

EASEMENT DETAIL  
SCALE: 1" = 40'

EASEMENT DETAIL  
SCALE: 1" = 40'

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"WILDHORSE VILLAGE"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for WILDHORSE VILLAGE dated and recorded as Document # with the Recorder's Office.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to Wild Horse Village LP assignees and successors: Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing sidewalks, public utilities and sewer, 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, sewers, storm water improvements and drainage facilities.

All easements as shown hereon hatched are hereby dedicated to Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer, 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, sewers storm water improvements and drainage facilities.

The Utility and Pedestrian Access easements as shown hereon hatched is hereby dedicated to the City of Chesterfield, Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer 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, sewers, storm water improvements and drainage facilities. Also the non-exclusive right, privilege and easement to use drives and walks as may now or from time to time hereafter be situated on the property of the owner for ingress and egress across the site by pedestrians. Said easement shall be perpetual, and further, shall run with the real estate of the owner. The owner agrees not to obstruct the aforesaid easement by means of a fence or other barrier, to keep a path open and usable on their property, so that there will be continuing access for the public through the real estate of the owner. The Utility and Pedestrian Access easements is dedicated to Wildhorse Village LP assignees and successors, to construct, repair and maintain a sidewalk in and upon the indicated area situated in the City of Chesterfield, St. Louis County, State of Missouri, 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

WILDHORSE LAKE BOULEVARD, 62 feet wide, PARKVIEW TERRACE, 53 feet wide, WILDHORSE PLACE 53 feet wide, VISTA PLACE, 53 feet wide and LAKEVIEW TERRACE, 53 feet wide, as shown hereon hatched are hereby established as a Permanent Private Street for Ingress/Egress, Cross Access and as an Easement, reserved by the present and future owners of Wildhorse Village Subdivision and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from Wildhorse Creek Road, Chesterfield Parkway and Burkhardt Place. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots in Wildhorse Village Subdivision and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate. These easements are hereby dedicated to Missouri-American Water Company, Spire (f.k.a. Laclede Gas Company), Union Electric Company, d.b.a. Ameren Missouri, Southwestern Bell Telephone Company, d.b.a. AT&T Missouri, Metropolitan St. Louis Sewer District, and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer, 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, sewers, storm water improvements, and drainage facilities. A 10 feet wide sidewalk easement is hereby dedicated adjacent to both sides of the internal roadways as a Permanent Sidewalk Access Easement to allow public access to the privately maintained sidewalks located within said easement, the above said private streets and sidewalks are to be maintained by Wildhorse Village LP, their assigns and successors.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 210.0-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

BMP Reserve area as shown on this plat is hereby established for the stormwater management feature(s), also known as BMP(s) (Best Management Practice). The reserved area hereby established is irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated day of 20, as recorded in the Recorder of Deeds Book Page, or as amended thereafter.

The Pedestrian Access easements, as shown hereon hatched are hereby dedicated to the Wildhorse Village LP assigns and successors, to construct, repair and maintain a sidewalk in and upon the indicated area 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. Also the non-exclusive right, privilege and easement to use walkways as may now or from time to time hereafter be situated on the property of the owner for ingress and egress across the site by pedestrians. Said easement shall be perpetual, and further, shall run with the real estate of the owner. The owner agrees not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep a path open and useable on their property, so that there will be continuing access for the public through the real estate of the owner.

The Permanent Roadway Improvement Maintenance Utility and Sewer Easements, as shown hereon hatched, is hereby dedicated to the City of Chesterfield Missouri and the Metropolitan St. Louis Sewer District as a permanent easement to improve, construct, repair and maintain roadway improvements, utilities, and stormwater sewers 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 improvements.

Sidewalk easements B-1 and B-2 as shown along Burkhardt Place and the variable width sidewalk easements along Chesterfield Parkway are hereby dedicated to the City of Chesterfield for the construction, repair, and maintenance of a sidewalk for public use, with the special 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 sidewalk.

The Right of Way dedication is hereby dedicated to the City of Chesterfield Missouri.

Lot 7A is hereby dedicated as Common Ground as shown hereon and shall be conveyed to the Wildhorse Village, LP Homeowners Association by Special Warranty deed upon the recording of this plat with the St. Louis County Recorder's office.

IN WITNESS WHEREOF, I have hereunto set my hand this day of 20, Wildhorse Village, LP

By: Mr. Jeff Tegethoff  
Print Title

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

On this day of in the year 20 before me, a Notary Public in and for said state, personally appeared Mr. Jeff Tegethoff, the of Wildhorse Village L.P., known to me to be the person who executed the foregoing instrument in behalf of said Limited Partnership and said acknowledged said instrument to be the free act and deed of said limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires:

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note as secured by Deed of Trust, recorded in Book Page of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, I have hereunto set our hand and affixed our corporate seal this day of 20,

By:  
Print Name:  
Print Title:

STATE OF )  
) SS  
COUNTY OF )

On this day of 20 before me appeared to me personally known, who, being by me first duly sworn, did say that he/she is the of a national banking association, and that said instrument was signed in behalf of said national banking association, by authority of its and said acknowledged said instrument to be the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires: Notary Public

This is to certify that "Wildhorse Village" 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 Subdivision Plat with the office of the St. Louis County Recorder of Deeds.

Bob Naton, Mayor  
Vickie McGownd, City Clerk

GENERAL NOTES:

- 1) Subject property is Zoned: \*PC&R, Planned Commercial & Residence District Per Ordinance No. 3114
- 2) Subject property lies within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Rate Map Number 25185C0164K AND 25185C0165K with an effective dates of 02/04/2015.
- 3) Basis of Bearing: Northeast right of way line of Burkhardt Place, N31°26'20" W, as shown on page 1.
- 4) Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title LLC, an agent for Old Republic National Title Insurance Company, Commitment No. 138445TL Rev 5, with an effective date of November 19, 2015, at 8:00 AM and Old Republic National Title Insurance Company, Commitment No. 144585TL, with an effective date of March 10, 2020 at 8:00 a.m., for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- 5) Build to lines shown based on Ord# 3114 (Maximum building setback line)

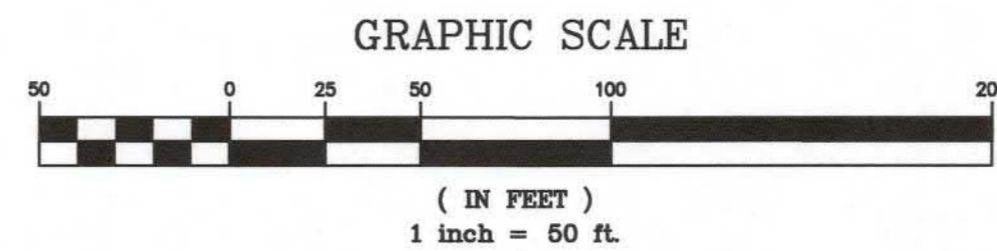
SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during October, 2020, by order of and for the use of Wildhorse Village LP, executed a Property Boundary Survey and Subdivision Plat of a tracts of land located in U.S. Survey 123, 415, and 2031 Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC NO. 222-D

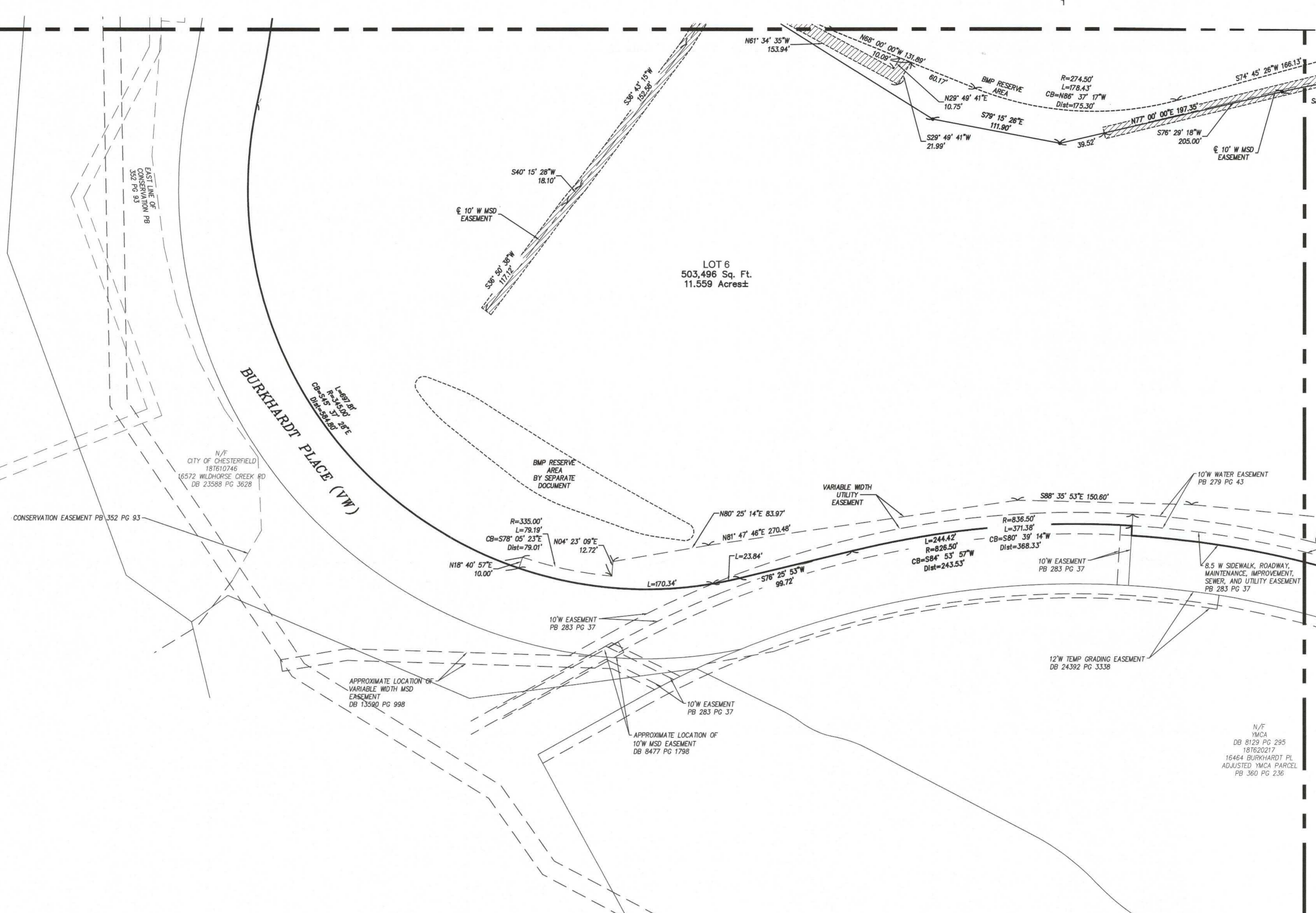
By: Walter J. Pflieger, Missouri P.E. No. 2008-000728

WILDHORSE VILLAGE  
TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12048  
NGVD29 Elev = 352.81  
"50" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lydo Hills Drive.



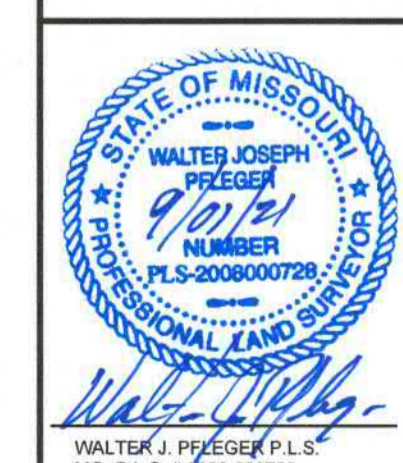
PREPARED BY:



SUBDIVISION PLAT

WILDHORSE VILLAGE

WILDHORSE CREEK ROAD; CHESTERFIELD PARKWAY; BURKHARDT PLACE  
CHESTERFIELD MISSOURI



REVISIONS:  
1 03/31/2021-CITY COMMENTS  
2 05/27/2021-CITY COMMENTS

DRAWN BY:	NPW	CHECKED BY:	W.J.P.
DATE:	11/23/2020	JOB NO.:	218-4670.3
M.S.D. #:	20MS00147	BASE MAP #:	
S.L.C. MAP #:		MAT. S.U.P. #:	HT 8.3338
M.S.N.R. #:			
SHEET TITLE:	SUBDIVISION PLAT		
SHEET NO.:	5 OF 8		

# WILDHORSE VILLAGE

## TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031

### TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN

#### CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

#### EXISTING PARCELS

#### Property descriptions

#### Parcels 1-10 Deed Book

#### Parcel 1 (Warranty Deed Book 6414 page 901 and Deed of Release Book 7169 page 2057):

A tract of land being part of Lots 1, 4 and 5 of the Subdivision of the West part of U. S. Survey 415, and part of U. S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and described as follows:

Beginning at a point being the Southwestern corner of U. S. Survey 123, as aforementioned; thence along the Southern line of said Survey North 77 degrees 37 minutes 30 seconds East, 539.29 feet to its intersection with the Western line of property conveyed to Burkhardt by Deed recorded in Book 539 page 487 of the St. Louis City (former County) Records; thence along said Burkhardt's Western line North 0 degrees 39 minutes 30 seconds S East, 347.08 feet to a point; thence leaving said Western line and running North 44 degrees 50 minutes 33 seconds East, 235.29 feet to a point on the Southwestern line of Olive Street Road, 60 feet wide; thence along said road line South 44 degrees 17 minutes 30 seconds East, 32.75 feet and South 49 degrees 30 minutes 30 seconds East, 222.00 feet to its intersection with the Northwestern line of property conveyed to Chmer Tomschin by Deed recorded in Book 1293 page 79 of the St. Louis County Records; thence along said Northwestern line South 31 degrees 33 minutes West, 196.42 feet to the Southwestern corner thereof; thence along said Tomschin's Southwestern line and along the Southwestern line of property conveyed to Jose by Deed recorded in Book 1257 page 531 of the St. Louis County Records, South 58 degrees 27 minutes East, 100.10 feet to a point on the Northwestern line of property conveyed to Chmer Biele by Deed recorded in Book 1208 page 422 of the St. Louis County Records; thence along said Biele's Northwestern line South 31 degrees 33 minutes West, 220.96 feet to the Southwestern corner thereof; thence South 58 degrees 27 minutes East, 100.17 feet to the Southwestern corner thereof; thence along said Biele's Southeastern line North 31 degrees 33 minutes East, 402.73 feet to its intersection with the Southwestern line of Olive Street Road, as aforementioned; said point being also on the Western line of property conveyed to John Long by Deed recorded in Book 510, page 185 of the St. Louis City (former County) Records; thence leaving said road line and running along said Long's Western line South 12 degrees 26 minutes East, 112.90 feet to a point on the Southern line of U. S. Survey 123, as aforementioned; thence along said Survey line North 77 degrees 34 minutes East, 108.83 feet to a point on the Western line of property conveyed to Richman by deed recorded in Book 5286 page 81 of the St. Louis County Records, said point being distant along said U.S. Survey line South 77 degrees 34 minutes West, 8.04 feet from the Southwestern line of Olive Street Road, as aforementioned; thence along said Richman's Western line South 0 degrees 32 minutes West, 1625.76 feet to a point; thence continuing along said Richman's Western line North 89 degrees 06 minutes West, 1648.91 feet to its intersection with the Northeastern line of property conveyed to Helen Ziercher and Hermann A. Kraus by Deed recorded in Book 429 page 512 of the St. Louis County Records, thence along said Northeastern line the following bearings and distances: North 4 degrees 07 minutes West, 219.52 feet; North 20 degrees 22 minutes West, 260.04 feet and North 59 degrees 17 minutes West, 353.10 feet to a point; thence continuing along said Northeastern line and its prolongation Northwestwardly North 20 degrees 22 minutes West, 295.02 feet to a point; thence leaving said point and running North 4 degrees 15 minutes 30 seconds East, 575.80 feet to a point on the Southern line of property conveyed to J. S. McElhinney, Trustee for Ida S. Schaberg, by deed recorded in Book 117, page 229 of the St. Louis County Records; thence along said McElhinney's Southern line the following bearings and distances: South 65 degrees 53 minutes East, 302.48 feet; South 89 degrees 54 minutes East, 186.65 feet and South 79 degrees 09 minutes East, 458.70 feet to a point on the Western line of U. S. Survey 123, as aforementioned; thence along said Survey line South 0 degrees 07 minutes 30 seconds West, 57.42 feet to the Point of Beginning.

#### Excepting therefrom that part conveyed to:

- (a) St. Louis County, Missouri, by the Warranty Deed recorded in Book 7167 page 418;
  - (b) Young Men's Christian Association of Greater St. Louis, a Missouri not-for-profit corporation by the Warranty Deed recorded in Book 8129 page 295;
  - (c) Chesterfield Center Corp, by the Quit Claim Deed recorded in Book 8866 page 2013;
  - (d) Taylor-Morley, Inc, by the Warranty Deed recorded in Book 10960 page 0514;
  - (e) J & M Stonerill, L.L.C., a Missouri limited liability company by the Warranty Deed recorded in Book 11653 page 2447;
  - (f) Sachs Properties, Inc., a Missouri corporation by the Warranty Deed recorded in Book 12776 page 0908;
  - (g) Gunhay, LLC, a Missouri limited liability company by the Warranty Deed recorded in Book 17137 page 2691;
  - (h) The City of Chesterfield, Missouri, a municipal corporation by the Warranty Deed recorded in Book 17807 page 3411;
  - (i) The City of Chesterfield, Missouri, a municipal corporation by the Warranty Deed recorded in Book 17807 page 3428; and
  - (j) The City of Chesterfield, Missouri, a municipal corporation by the Warranty Deed recorded in Book 23588 page 3628; and
- Further Excepting therefrom that part dedicated to St. Louis County, Missouri by the Road Dedication and Temporary Slope Construction License recorded in Book 1977 page 1644;
- Further Excepting therefrom all of Chesterfield Village Area "A" Phase One Plat One recorded in Plat Book 158 page 96;
- Further Excepting therefrom all of Chesterfield Village Area "A" Phase One Plat Two recorded in Plat Book 166 page 84;
- Further Excepting therefrom all of the Boundary Adjustment Plat of a tract of Land being Lot C114 and C121 of "Chesterfield Village Area A Phase One Plat Two" recorded in Plat Book 348 page 759;
- Further Excepting Therefrom all that land conveyed to the City of Chesterfield by the Special Warranty Deed recorded in Book 11138 page 0427;
- Further Excepting Therefrom all that land conveyed to the City of Chesterfield by the Special Warranty Deed recorded in Book 11138 page 0430; and
- Further Excepting Therefrom all of West County Y.M.C.A recorded in Plat Book 283 page 37.

#### Parcel 2 (Warranty Deed Book 7754 page 1034):

Parcel C-120 of Chesterfield Village Area "A" Phase One Plat Two, a Subdivision according to the plat thereof recorded in Plat Book 166 page 84 of the St. Louis County Records; EXCEPTING therefrom that part conveyed to St. Louis County, Missouri, by the Warranty Deed recorded in Book 7167 page 424.

#### Parcel 3A (Warranty Deed Book 8441 page 562):

A tract of land in U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the Northwest line of property conveyed to Emil R. Tomschin and wife by Deed recorded in Book 7430 page 1533 of the St. Louis County Records with the Southwest line of Chesterfield Airport Road, as widened, said point being also the most Western corner of property conveyed to St. Louis County by Deed recorded in Book 7227 page 2477 of the St. Louis County Records; thence Southeastwardly along the said Southwest line of Chesterfield Airport Road, as widened, along a curve to the left whose radius point bears North 38 degrees 52 minutes 53 seconds East 1,959.56 feet from the last mentioned point, a distance of 100.35 feet to a point in the Northwest line of property conveyed to Henry Muehlenhdyck and wife by deed recorded in Book 1680 page 494 of the St. Louis County Records; thence Southeastwardly along said Northwest line South 30 degrees 22 minutes 18 seconds West 168.78 feet to the most Southern corner of property conveyed to Emil R. Tomschin and wife by Deed recorded in Book 7430 page 1533 of the St. Louis County Records; thence Southeastwardly along the Southwest lines of said Tomschin properties North 59 degrees 37 minutes 42 seconds West 99.59 feet to the most Western corner of said property conveyed to Emil R. Tomschin and wife by deed recorded in Book 7430 page 1533 of the St. Louis County Records; thence Northeastwardly along the said Northwest line of the Tomschin property North 30 degrees 22 minutes 18 seconds East 177.60 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 3B (Warranty Deed Book 8441 page 567):

A tract of land in U.S. Survey 123 and U.S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Northwest line of Lot C120 of Chesterfield Village, Area A Phase One Plat Two, a Subdivision according to the plat thereof as recorded as Daily No. 80 on May 17, 1976 in the St. Louis County Records with the Southwest line of Chesterfield Airport Road, as widened; said point being also the most Southern corner of property conveyed to St. Louis County by deed recorded in Book 7430 page 1533 of the St. Louis County Records; thence Southeastwardly along the said Northwest line of Lot C120 South 30 degrees 22 minutes 18 seconds West 385.78 feet to the most Western corner thereof; being also the most Southern corner of property conveyed to Henry Muehlenhdyck and wife by Deed recorded in Book 1680 page 494 of the St. Louis County Records; thence Northeastwardly along the Southwest line of said Muehlenhdyck property North 59 degrees 37 minutes 42 seconds West 100.27 feet to the most Western corner thereof; thence Northeastwardly along the Northwest line of said Muehlenhdyck property North 30 degrees 22 minutes West 55.12 feet to a point in the aforesaid Southwest line of Chesterfield Airport Road, as widened, being also the most Western corner of aforesaid property conveyed to St. Louis County, thence Southeastwardly along the said Southwest line of Chesterfield Airport Road, as widened, along a curve to the left whose radius point bears North 33 degrees 58 minutes 48 seconds East 1959.86 feet from the last mentioned point a distance of 100.35 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 4 (Warranty Deed Book 11413 page 1106):

A tract of land in U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the Southwest line of Chesterfield Airport Road, 60 feet wide, with the West line of property conveyed to Chesterfield Airport Road Group Partnership by deed recorded in Book 6298 page 1439 of the St. Louis County Records, thence along said West line of Chesterfield Airport Road Group Partnership property and a West line of property conveyed to Chesterfield Village, Inc. by deed recorded in Book 6414 page 901 of the St. Louis County Records, South 0 degrees 37 minutes 49 seconds West 677.53 feet to a point in the South line of said U.S. Survey 123; thence along said South line of U.S. Survey 123, South 77 degrees 32 minutes 07 seconds West 247.50 feet to an East corner of property conveyed to Chesterfield Village, Inc. by deed recorded in Book 6568 page 444 of the St. Louis County Records; thence along a Northwest line of said Chesterfield Village, Inc. property, North 48 degrees 48 minutes 56 seconds West 55.12 feet to the most Southern corner of property conveyed to Chesterfield Village, Inc. by deed recorded in Book 6539 page 548 of the St. Louis County Records; thence along the East line of said Chesterfield Village, Inc. property North 17 degrees 30 minutes 00 seconds East 795.34 feet to a point in the aforementioned Southwest line of Chesterfield Airport Road, 60 feet wide; thence along said Southwest line of Chesterfield Airport Road, 60 feet wide, South 44 degrees 22 minutes 41 seconds East 77.42 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 5 (Warranty Deed Book 6539 page 546):

A tract of land in U.S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at a point in the Southwest line of Olive Street Road, 60 feet wide; said point being the most Northern corner of property now or formerly of Walter H. Ruppel and wife and described in Book 2519 page 406 of the St. Louis County Records; thence Southwardly along the West line of said Ruppel property South 17 degrees 30 minutes West 785.23 feet to a point in a Northeast line of property now or formerly of Melba E. Parker and described in Book 4442 page 476 of the St. Louis County Records; thence Northwardly along said Northeast line North 48 degrees 49 minutes West 277.39 feet to a point in a Southeast line of said Parker property; thence Northwardly along said Southeast line North 32 degrees 08 minutes 12

seconds East 735.03 feet to a point in the Southwest line of Olive Street Road, 60 feet wide; thence Southeastwardly along said Southwest line South 44 degrees 27 minutes 40 seconds East 77.38 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 6 (Quit Claim Deed Book 6558 page 444):

A tract of land in part of U. S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri, and described as follows:

Beginning at a point being the Southwestern corner of U. S. Survey 123, as aforementioned; thence along the Western line of said U. S. Survey North 0 degrees 06 minutes East, 662.72 feet to a point being the Northeastern corner of property described in Deed to J. W. McElhinney, Trustee for Ida Schaberg, recorded in Book 117 page 229 of the St. Louis County Records; thence leaving said Northeastern corner said running South 61 degrees 18 minutes 06 seconds East, 231.69 feet to a point on the Northwestern line of property described in Deed to F. Stamm, recorded in Book 465 page 316 of the St. Louis County Records, said point being distant along said Stamm's Northwestern line North 32 degrees 10 minutes East, 319.00 feet from the most Western corner thereof; thence along said Stamm's Northwestern line, South 32 degrees 10 minutes West, 319.00 feet to the most Western corner thereof; thence along said Stamm's Southwestern line South 48 degrees 47 minutes East, 332.20 feet to its intersection with the Southern line of U. S. Survey 123, as aforementioned; thence along said Southern U. S. Survey line South 77 degrees 36 minutes West, 291.24 feet to the Point of Beginning.

#### Parcel 7 (Warranty Deed Book 11221 page 820):

A tract of land being Adjusted Lot B of "The Boundary Adjustment Plat of Lot A and B of Chesterfield Professional Village" according to the plat thereof recorded in Plat Book 260 pages 3 and 4 of the St. Louis County Records, in U. S. Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Northwest line of property conveyed to Chesterfield Village, Inc. by deed recorded in Book 6539 page 546 of the St. Louis County Records with the Southwest line of Chesterfield Airport Road, 60 feet wide; thence along said Northwest line of Chesterfield Village, Inc. property, South 32 degrees 02 minutes 03 seconds West 423.23 feet to a North line of property conveyed to Chesterfield Village, Inc. by deed recorded in Book 6568 page 444 of the St. Louis County Records; thence North 61 degrees 28 minutes 54 seconds West 221.95 feet along said North line of Chesterfield Village, Inc. property to the Southeast corner of property conveyed to John L. Shaw, et al by deed recorded in Book 9638 page 2238 of the St. Louis County Records; thence along the East line of said Shaw property, North 17 degrees 08 minutes 21 seconds East 387.38 feet and North 43 degrees 41 minutes 42 seconds East 134.06 feet to the aforementioned Southwest line of Chesterfield Airport Road; thence along said Southwest line, South 44 degrees 14 minutes 15 seconds East 302.64 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 8 (Warranty Deed Book 11222 page 379)

Lot A of "The Boundary Adjustment Plat of Lot A and B of Chesterfield Professional Village" according to the plat thereof recorded in Plat Book 280 pages 3 and 4 of the St. Louis County Records; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 8A (Warranty Deed Book 6881 page 1745):

A tract of land situated in U. S. Survey 2031, Township 45 North, Range 4 East and more particularly described as follows:

Beginning at an old stone in the South line of U. S. Survey 2031, 4.51 chains West of the Southeast corner of said Survey; thence due North and parallel with the East line of Survey 2031, 12.742 chains to an old stone in the South line of the Olive Road; thence along said last mentioned line North 57 degrees 14 minutes West 2.651 chains to a point; thence due South 14.173 chains to a point in the South line of U.S. Survey 2031; thence along the Survey line South 89 degrees 54 minutes East 11.22 chains to the Point of Beginning.

EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 8B (Quit Claim Deed Book 6549 page 1873):

A 16 foot wide strip in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the Southwest line of Olive Street Road, 60 feet wide, at its intersection with the Western line of Tract #2 conveyed to Elizabeth Taylor by Deed from Lizzie H. Somers, Executrix et al., recorded in Book 132 page 194 of the St. Louis County Records; thence Southeastwardly along the aforementioned Southwestern road line the following bearings and distances: North 57 degrees 01 minutes East 1.90 feet; North 58 degrees 15 minutes East 2.90 feet to a point; thence leaving said road line and running South 0 degrees 08 minutes West 830.21 feet to a point on the Northern (sic) Southern line of U.S. Survey 2031, as aforementioned; thence Westwardly along said U.S. Survey line North 89 degrees 52 minutes 30 seconds West 16.00 feet to its intersection with the Western line of the aforementioned Elizabeth Taylor tract; thence Northwardly along said Western line North 0 degrees 03 minutes East 140.91 feet to the Point of Beginning; EXCEPTING THEREFROM that part lying North of the South line of Wildhorse Creek Road.

#### Parcel 9 (Warranty Deed Book 6549 page 1873):

A tract of land being part of Lot 1 of the Subdivision of the John Long Estate in U. S. Survey 415, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of the aforementioned Lot 1; thence Southwardly along the Eastern line of said Lot 1 South 0 degrees 06 minutes West 604.38 feet to a point in the Northern line of property now or formerly of Ben Neuman; thence Westwardly along Neuman's Northern line the following bearings and distances: North 79 degrees 10 minutes South 30 seconds West 458.70 feet; North 89 degrees 55 minutes 30 seconds West 166.65 feet; and North 85 degrees 34 minutes 30 seconds West 302.94 feet to the Northwest corner thereof; being also on the Northeastern line of property now or formerly of Frank Rulkahr; thence Northwardly along Rulkahr's Northeastern line the following bearings and distances: North 59 degrees 45 minutes 30 seconds West 248.82; and North 77 degrees 24 minutes 43 seconds West 390.20 feet to its intersection with the Northern line of the aforementioned Lot 1; thence Eastwardly along said Northern line South 89 degrees 52 minutes 30 seconds East 1272.15 feet to the Point of Beginning.

#### Parcel 10 (Warranty Deed Book 23442 page 3310):

A tract of land situated in the City of Chesterfield, The County of St. Louis, and the State of Missouri lying in part of U. S. Survey 2031, Township 45 North, Range 4 East, and being part of a tract of land conveyed to Richard Basuch Godwin, Trustee and Marilyn F. M. Johnston, Trustee as described in Deed Book 12444 page 733 of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

Commencing at a found 1/2 inch iron pipe on the South line of said U.S. Survey 2031 marking the Southwest corner of adjusted Lot A of the Boundary Adjustment Plat, Lot A and Lot B of Chesterfield Professional Village, a Subdivision filed for record in Plat Book 260 page 3 of a said land records of St. Louis County, Missouri, said Southwest corner of adjusted Lot A being a record distance of 281.42 feet West of the Southeast corner of said U.S. Survey 2031; thence along said South line of said U.S. Survey 2031, North 89 degrees 53 minutes 08 seconds West a distance of 162.88 feet to the Southwest corner of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6881 page 1745 of said land records of St. Louis County, Missouri, from said Southeast corner a found stone bears South 00 degrees 01 minute 14 seconds West a distance of 0.90 feet, said Southwest corner being the True Point of Beginning of the tract herein described; thence continuing along said South line of said U.S. Survey 2031, North 89 degrees 53 minutes 08 seconds West a distance of 583.02 feet to the South east corner of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6928 page 45 of said land records of St. Louis County, Missouri, from said Southeast corner a found stone bears South 06 degrees 54 minutes 34 seconds West a distance of 0.16 feet; thence leaving said South line of said U.S. Survey 2031 along the East line of said Chesterfield Village, Inc. tract as described in Deed Book 6928 page 45, North 06 degrees 54 minutes 34 seconds East a distance of 268.19 feet to a found "X" in concrete marking the intersection of said Eastern line of said Chesterfield Village, Inc. tract as described in Deed Book 6928 page 45 and the Southern Right-of-Way line of relocated Wild Horse Creek Road, with varies; thence leaving said Eastern line of the Chesterfield Village, Inc. tract as described in Deed Book 6928 page 45 along said Southern right-of-way line of relocated Wild Horse Creek Road, 559.30 feet along the arc of a curve to the left, having a radius of 996.00 feet, through a central angle of 32 degrees 10 minutes 28 seconds, with a chord that bears North 86 degrees 20 minutes 45 seconds East a Distance of 551.98 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department making the intersection of said Southern right-of-way line of relocated Wild Horse Creek Road and the Western line of said Chesterfield Village, Inc. tract as described in Deed Book 6881 page 1745; thence leaving said Southern right-of-way line of relocated Wild Horse Creek Road along said Western line of the Chesterfield Village, Inc. tract as described in Deed Book 6881 page 1745, South 00 degrees 01 minute 14 seconds West a distance of 302.59 feet to the Point of Beginning.

#### FREEDOM PARCEL

A tract of land in Survey 123, Township 45 North, Range 4 East, St. Louis County, Missouri, and described as:

Beginning at a point in the South line of Olive Street Road 60 feet wide, being also the most Northern corner of property conveyed to Charles DeLaussomme II by deed recorded in Book 4330 page 542; thence South 44 degrees 52-3/4 minutes West along the Northwest line of said DeLaussomme II property a distance of 235.29 feet to the East line of property conveyed to F. Stamm by deed recorded in Book 465 page 316; thence North 0 degrees 34 minutes East along said East line a distance of 332.73 feet to the South line of Olive Street Road; thence South 44 degrees 26 minutes East along said South line a distance of 232.45 (232.46) feet to the Point of Beginning;

EXCEPTING THEREFROM that portion dedicated to St. Louis County for road purposes by the instrument recorded in Book 8409 page 1232.

#### NORTHWEST ADD PARCEL

A tract of land being part of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 6928, Page 46 of the St. Louis County records, located in 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:

Beginning at a found concrete monument at the southeast corner of above said tract, said point also being located on the south line of above said U.S. Survey; thence North 89 degrees 48 minutes 06 second West, along said survey line, 5.20 feet to the east right of way line of Burkhardt Place, 60 feet wide, as conveyed to the City of Chesterfield by instrument recorded in Book 23388 Page 3966 of above said records, also being located on a curve to the right having a radius of 345.00 feet; thence along said east right of way line, with said curve, an arc distance of 180.86 feet and a chord which bears North 08 degrees 06 minutes 29 seconds West, 178.79 feet to the south right of way line of Wild Horse Creek Road as dedicated by Plat Book 354 page 365; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet, with said curve, an arc distance of a curve to the right having a radius of 64.61 feet; thence along said curve with an arc distance of 89.66 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet to its intersection with the east line of above said Chesterfield Village, Inc. tract, said point also being located on the west line of a tract of land as conveyed to Wildhorse Village, LP by instrument recorded in Book 23906, Page 2981 of above said records; thence along the common line between the above said Chesterfield Village Inc. and Wildhorse Village, LP tracts, South 06 degrees 53 minutes 40 seconds West, 295.03 feet to the POINT OF BEGINNING.

Containing 8,574 square feet or 0.197 acres, more or less, according to calculations performed by Stock and Associates in May 2020. Rev. June 2020

Excepting out any portion of the above Parcels that were conveyed to St. Louis County Missouri by Deed Book 24862 Page 3774 of the St. Louis County records.

#### TOTAL TRACT DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

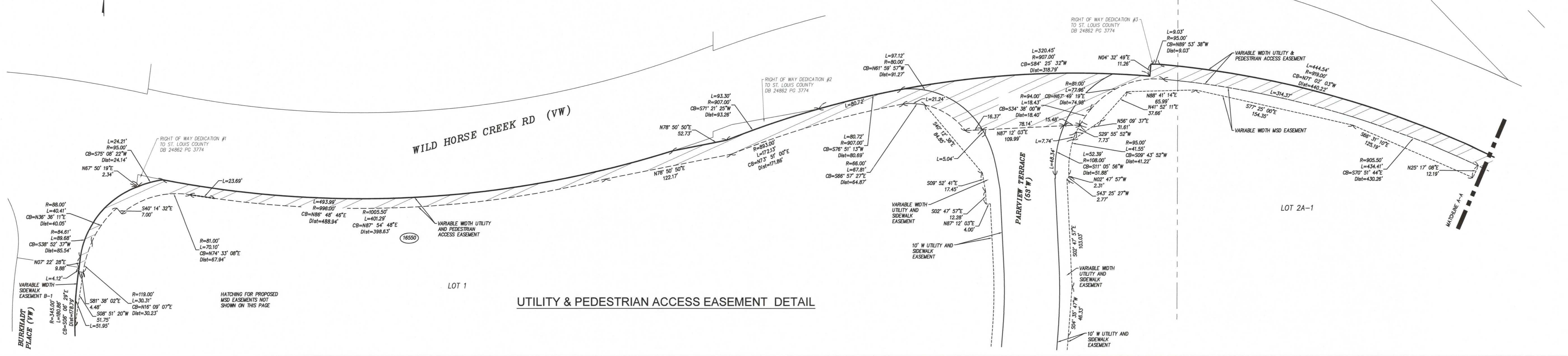
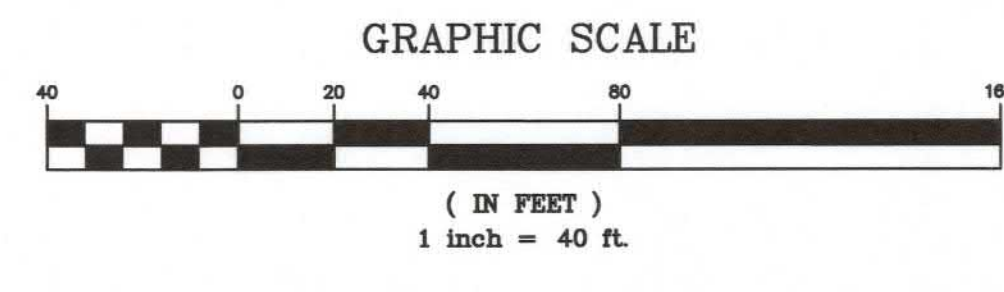
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF U.S. SURVEY 2031 AND THE EAST LINE OF BURKHARDT PLACE, VARIABLE WIDTH, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET; THENCE ALONG SAID EAST RIGHT OF WAY LINE, WITH SAID CURVE, AN ARC DISTANCE OF 180.86 FEET, AND A CHORD WHICH BEARS NORTH 06 DEGREES 06 MINUTES 29 SECONDS WEST, 178.79 FEET, TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, VARIABLE WIDTH, AS RECORDED IN PLAT BOOK 354 PAGE 365, OF ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, NORTH 07 DEGREES 22 MINUTES 28 SECONDS EAST, 9.88 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 84.61 FEET; WITH SAID CURVE AN ARC DISTANCE OF 89.68 FEET, AND A CHORD WHICH BEARS NORTH 38 DEGREES 52 MINUTES 37 SECONDS EAST, 85.54 FEET, TO THE SOUTHWEST CORNER OF RIGHT OF WAY DEDICATION #1, AS CONVEYED TO ST. LOUIS COUNTY MISSOURI ACCORDING TO DEED BOOK 24862 PAGE 3774 OF SAID RECORDS; THENCE NORTH 67 DEGREES 50 MINUTES 19 SECONDS EAST, 2.34 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 96.00 FEET; AND WITH SAID CURVE AN ARC DISTANCE OF 24.21 FEET, AND A CHORD WHICH BEARS NORTH 75 DEGREES 08 MINUTES EAST, 24.14 FEET, TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET, AND ALONG SAID SOUTH RIGHT OF WAY LINE, WITH SAID CURVE AN ARC DISTANCE OF 493.99 FEET, A CHORD WHICH BEARS NORTH 86 DEGREES 48 MINUTES 46 SECONDS EAST, 488.94 FEET TO THE WESTERN MOST CORNER OF RIGHT OF WAY DEDICATION #2 AS CONVEYED TO ST. LOUIS COUNTY MISSOURI ACCORDING TO DEED BOOK 24862 PAGE 3774, OF SAID RECORDS; THENCE NORTH 78 DEGREES 50 MINUTES 50 SECONDS EAST, 52.73 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 907.00 FEET, AND ALONG SAID CURVE AN ARC DISTANCE OF 93.30 FEET, AND A CHORD WHICH BEARS NORTH 71 DEGREES 21 MINUTES 25 SECONDS EAST, 93.26 FEET ALONG THE SOUTH LINES OF SAID RIGHT OF WAY DEDICATION #2, TO THE ABOVE SAID SOUTH RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID CURVE, AN ARC DISTANCE OF 320.46 FEET, AND A CHORD WHICH BEARS NORTH 84 DEGREES 25 MINUTES 32 SECONDS EAST, 318.79 FEET, AND NORTH 04 DEGREES 32 MINUTES 49 SECONDS EAST 11.26 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE, TO THE SOUTHWEST CORNER OF RIGHT OF WAY DEDICATION #3 TO ST. LOUIS COUNTY MISSOURI ACCORDING TO DEED BOOK 24862 PAGE 3774 OF SAID RECORDS; BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 170.88 FEET, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 919.00 FEET; THENCE WITH SAID CURVE AN ARC DISTANCE OF 444.54 FEET, AND A CHORD WHICH BEARS SOUTH 71 DEGREES 02 MINUTES 03 SECONDS EAST, 440.22 FEET, ALONG SAID RIGHT OF WAY LINE, TO THE WESTERN MOST CORNER OF RIGHT OF WAY DEDICATION #4 AS CONVEYED TO ST. LOUIS COUNTY MISSOURI ACCORDING TO DEED BOOK 24862 PAGE 3774 OF SAID RECORDS; BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1098.00 FEET, THENCE ALONG THE SOUTH LINE OF SAID RIGHT OF WAY DEDICATION #4, ALONG SAID CURVE, AN ARC DISTANCE OF 170.88 FEET, AND A CHORD WHICH BEARS SOUTH 51 DEGREES 20 MINUTES 36 SECONDS EAST, 170.81 FEET, TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY BY DEED BOOK 8406 PAGE 1232, OF SAID RECORDS; THENCE SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST, 4.88 FEET AND SOUTH 44 DEGREES 18 MINUTES 56 SECONDS EAST 216.96 FEET ALONG THE WEST AND SOUTH LINES OF SAID TRACT OF LAND CONVEYED TO DEED BOOK 8406 PAGE 1232, TO THE WESTERN MOST CORNER OF RIGHT OF WAY DEDICATION #5; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHWEST LINES OF SAID DEDICATION #5: SOUTH 33 DEGREES 41 MINUTES 57 SECONDS EAST, 12.47 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 2817.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 36.89 FEET, AND A CHORD WHICH BEARS SOUTH 48 DEGREES 37 MINUTES 01 SECONDS EAST, 38.89 FEET; SOUTH 49 DEGREES 00 MINUTES 20 SECONDS EAST, 14.56 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS 90.00 FEET; AND WITH SAID CURVE AN ARC DISTANCE OF 9.51 FEET, AND A CHORD WHICH BEARS SOUTH 45 DEGREES 58 MINUTES 48 SECONDS EAST, 8.50 FEET, TO THE SOUTH RIGHT OF WAY LINE OF WILDHORSE CREEK ROAD, SOUTH 40 DEGREES 25 MINUTES 28 SECONDS WEST, 7.17 FEET; SOUTH 49 DEGREES 40 MINUTES 30 SECONDS EAST, 112.49 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 300.82 FEET, AND A CHORD WHICH BEARS SOUTH 54 DEGREES 04 MINUTES 45 SECONDS EAST, 300.52 FEET; SOUTH 58 DEGREES 25 MINUTES 45 SECONDS EAST 194.17 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 84.52 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 40 MINUTES 44 SECONDS EAST, 84.52 FEET; AND SOUTH 17 DEGREES 50 MINUTES 47 SECONDS EAST, 135.74 FEET TO THE WEST LINE OF CHESTERFIELD PARKWAY WEST, 73.00 FEET WIDE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1188.50 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, WITH SAID CURVE AN ARC DISTANCE OF 147.83 FEET, AND A CHORD WHICH BEARS SOUTH 20 DEGREES 47 MINUTES 02 SECONDS WEST, 147.53 FEET, TO THE NORTH CORNER OF RIGHT OF WAY DEDICATION #6, AS CONVEYED TO ST. LOUIS COUNTY MISSOURI, ACCORDING TO DEED BOOK 24862 PAGE 3774 OF SAID RECORDS; BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1111.49 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WEST LINE OF SAID DEDICATION #6: SOUTH 11 DEGREES AN ARC DISTANCE OF 118.41 FEET, AND A CHORD WHICH BEARS SOUTH 20 DEGREES 12 MINUTES 06 SECONDS WEST, 118.36 FEET, TO A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1198.50 FEET; ALONG SAID CURVE AN ARC DISTANCE 32.16 FEET, AND A CHORD WHICH BEARS SOUTH 10 DEGREES 47 MINUTES 28 SECONDS WEST, 32.18 FEET; SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 183.22 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; AND ALONG SAID CURVE AN ARC DISTANCE OF 33.64 FEET, AND A CHORD WHICH BEARS SOUTH 11 DEGREES 21 MINUTES 48 SECONDS EAST, 32.88 FEET; TO THE WEST RIGHT OF WAY LINE OF ABOVE SAID CHESTERFIELD PARKWAY WEST; THENCE SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 73.91 FEET, TO THE NORTH CORNER OF RIGHT OF WAY DEDICATION #7, AS CONVEYED TO ST. LOUIS COUNTY MISSOURI, ACCORDING TO DEED BOOK 24862 PAGE 3774 OF SAID RECORDS; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WEST LINES OF SAID DEDICATION #7: SOUTH 16 DEGREES 05 MINUTES 44 SECONDS WEST, 114.01 FEET; SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 94.07 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 197.50 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 32.28 FEET, AND A CHORD WHICH BEARS SOUTH 14 DEGREES 44 MINUTES 13 SECONDS WEST, 32.25 FEET, TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 44.55 FEET, AND A CHORD WHICH BEARS SOUTH 46 DEGREES 17 MINUTES 28 SECONDS WEST, 42.94 FEET; AND SOUTH 10 DEGREES 01 MINUTES 02 SECONDS WEST, 15.54 FEET TO THE ABOVE SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 10 DEGREES 01 MINUTES 02 SECONDS WEST; ALONG SAID WEST RIGHT OF WAY LINE, 3.50 FEET TO THE NORTH RIGHT OF WAY LINE OF ABOVE SAID BURKHARDT PLACE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 287.23 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE; ALONG SAID CURVE, AN ARC DISTANCE OF 244.89 FEET, AND A CH



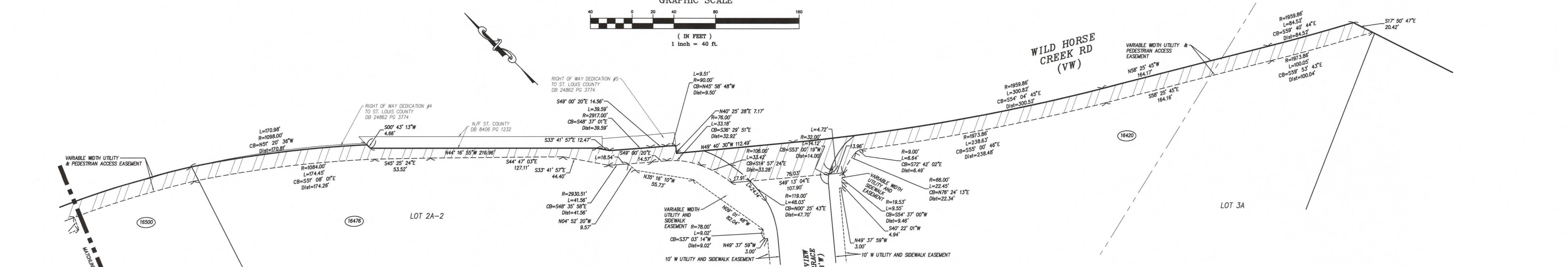
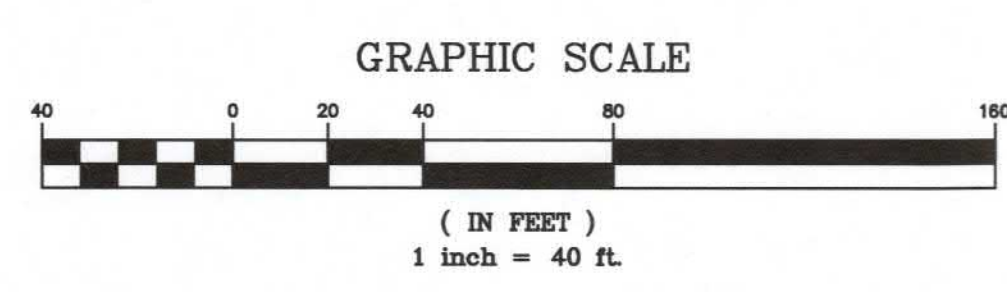
# WILDHORSE VILLAGE

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- Metropolitan St. Louis Sewer District easement
- Utility and Pedestrian Access easements
- Permanent Private Street



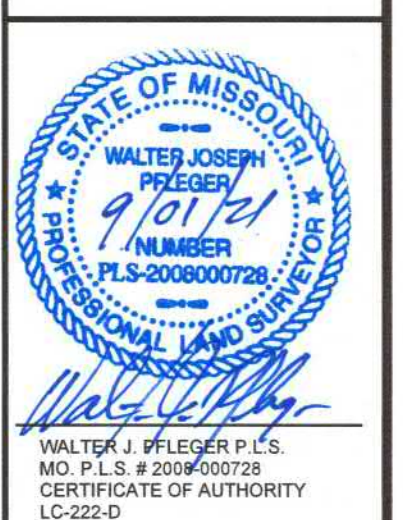
UTILITY & PEDESTRIAN ACCESS EASEMENT DETAIL



UTILITY & PEDESTRIAN ACCESS EASEMENT DETAIL

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63105 PH: (636) 559-5100 FAX: (636) 530-9300  
 e-mail: general@stockinc.com  
 Web: www.stockinc.com

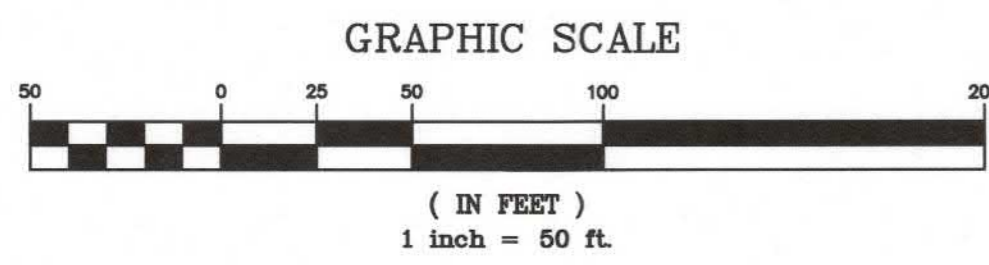
SUBDIVISION PLAT  
**WILDHORSE VILLAGE**  
 WILDHORSE CREEK ROAD; CHESTERFIELD PARKWAY; BURKHARDT PLACE  
 CHESTERFIELD, MISSOURI



REVISIONS:	
1	03/31/2021 - CITY COMMENTS
2	05/27/2021 - CITY COMMENTS

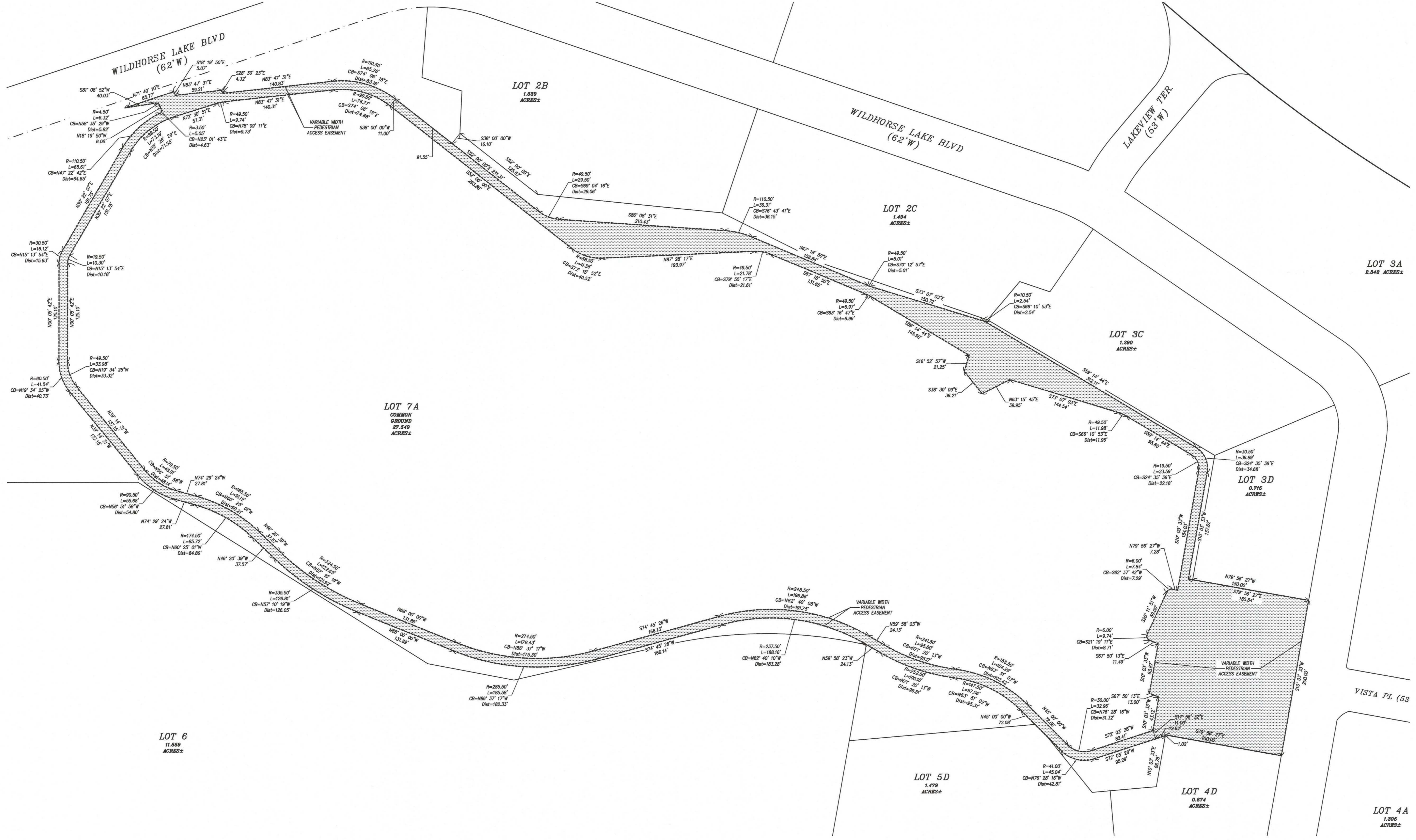
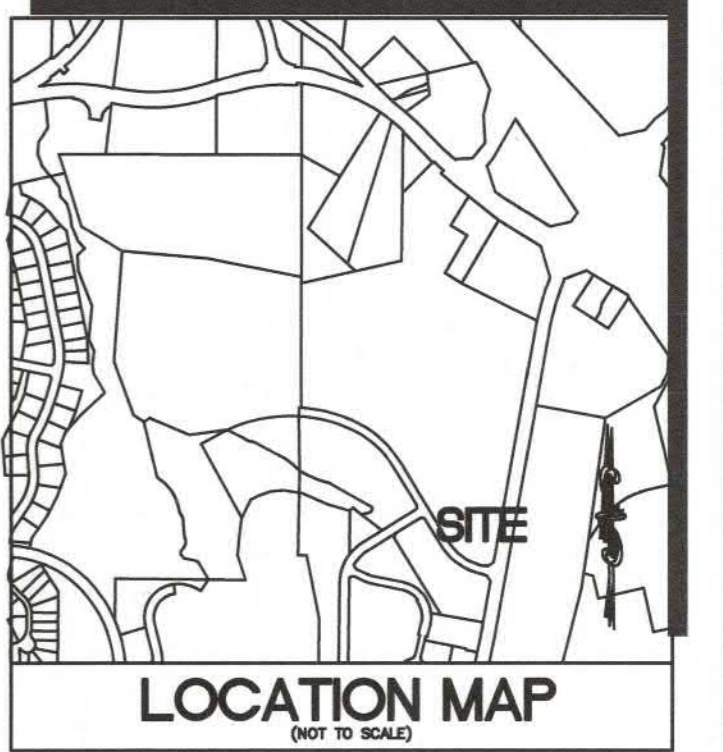
DRAWN BY: NFW	CHECKED BY: W.J.P.
DATE: 11/23/2020	JOB NO: 219-6670.3
M.S.D. #: 20M55-02747	BASE MAP #:
S.L.C. HAT #:	HAT S.U.P. #:
M.S.N.A. #:	HT. #:
SUBDIVISION PLAT	
SHEET NO.: <b>7 OF 8</b>	



- Metropolitan St. Louis Sewer District easement
- Utility and Pedestrian Access easements
- Permanent Private Street
- Pedestrian Access easement

# WILDHORSE VILLAGE

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 123, 415, AND 2031  
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PEDESTRIAN ACCESS EASEMENT DETAIL

PREPARED FOR:  
WILDHORSE VILLAGE, LP  
C/O CRG AND CLAYCO  
2199 INNERBELT BUSINESS CENTER  
ST. LOUIS, MO 63114  
PHONE 314-429-5100  
ATTN: MR. JEFF TEGETHOFF OPERATING PARTNER  
MR. JARED HEGEMAN PROJECT EXECUTIVE, CORPORATE

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
957 Chesterfield Business Parkway  
St. Louis, MO 63105  
TEL: 314-991-5000 FAX: 314-991-5001  
E-MAIL: general@stockinc.com  
Web: www.stockinc.com

SUBDIVISION PLAT  
**WILDHORSE VILLAGE**  
WILDHORSE CREEK ROAD; CHESTERFIELD PARKWAY; BURKHARDT PLACE  
CHESTERFIELD MISSOURI



REVISIONS:  
1 03/31/2021 - CITY COMMENTS  
2 02/27/2021 - CITY COMMENTS

DRAWN BY:	MPW	CHECKED BY:	W.J.P.
DATE:	11/23/2020	JOB NO:	219-6670.3
M.S.D. #:	30MSD-60747	BASE MAP #:	
S.L.C. MAT #:		H&T SLIP #:	HT 3338
M.D.N. #:			
SUBDIVISION PLAT			
SHEET NO. 8 OF 8			