

Planning Commission Staff Report

Project type: Record Plat

Meeting Date: September 28, 2022

From: Shilpi Bharti, Planner *SB*

Location: North of Wild Horse Creek Road and west of Long Road

Description: **Wild Horse Bluffs RP:** A Record Plat for a 4.91 acre tract of land zoned “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District located on the north side of Wild Horse Creek Road and west of Long Road.

PROPOSAL SUMMARY

Adams Development has submitted a Record Plat for a 4.91 acre single family detached residential development to be known as Wild Horse Bluffs. The plans would permit the development of four detached single family homes accessing Wild Horse Creek Road via two proposed shared access driveways.



Figure 1: Site Aerial

HISTORY OF SUBJECT SITE

On October 15, 2007, the City of Chesterfield approved Ordinance 2394, which zoned the subject site from an “NU” Non-Urban District to an “E-1AC” Estate District with a “WH” Wildhorse Creek Road Overlay District. A Preliminary Plan was provided during the zoning process. In 2015, the Site Development Plan, Tree Stand Delineation and Tree Preservation Plan were approved for Wildhorse Bluffs. Later in 2021, Adams Development submitted a Site Development Plan that conforms to the approved Site Development Plan of 2015. The Site Development Plan was approved administratively on June 16, 2022. The applicant has submitted a Record Plat that shows the four lots and common ground.

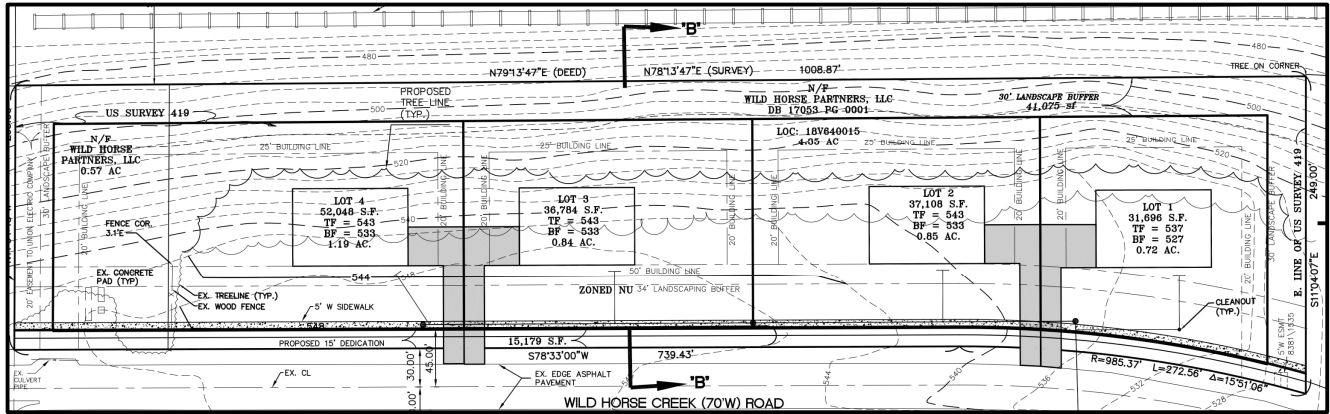


Figure 2: 2007 Preliminary Plan

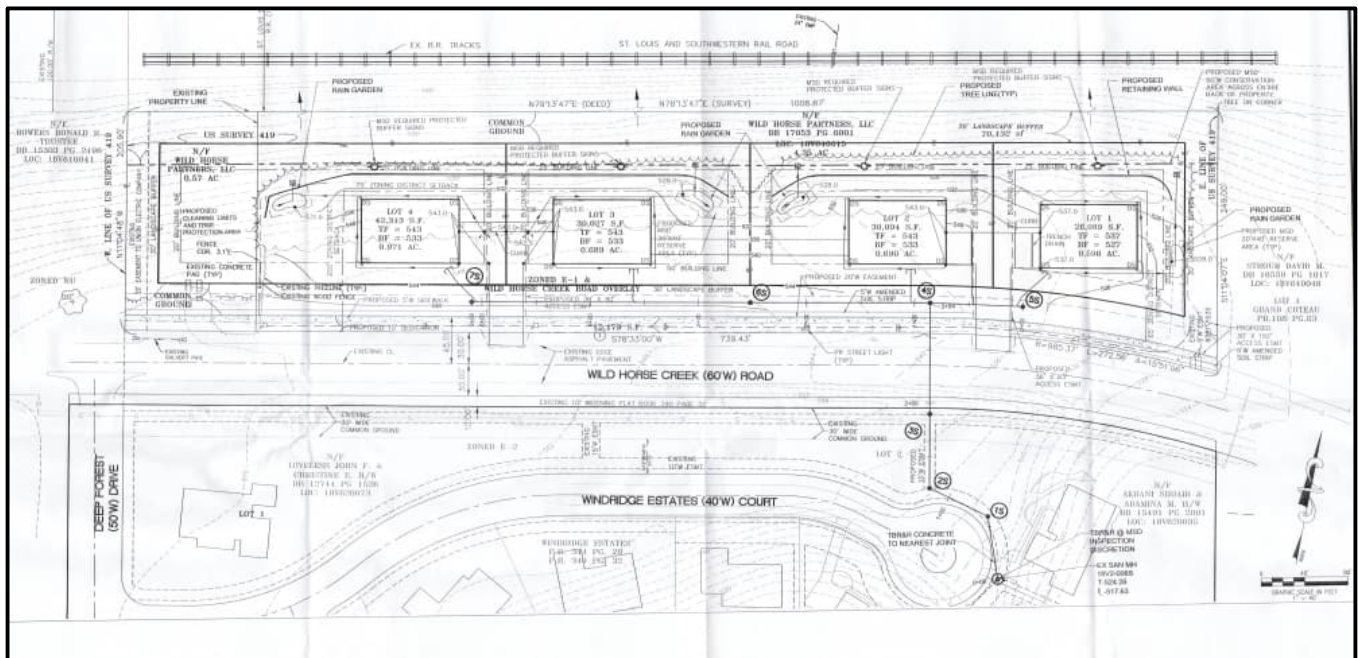


Figure 3: Approved Site Development Plan 2015

STAFF ANALYSIS

A Record Plat establishes lots, common grounds, easements, and road right-of-way. Once a plat is recorded, the new lots may be sold to individual owners. The Wildhorse Bluffs plat would establish four new lots and common ground. The submitted Record Plat is in the same lot configuration that exists in the recently approved Site Development Plan.

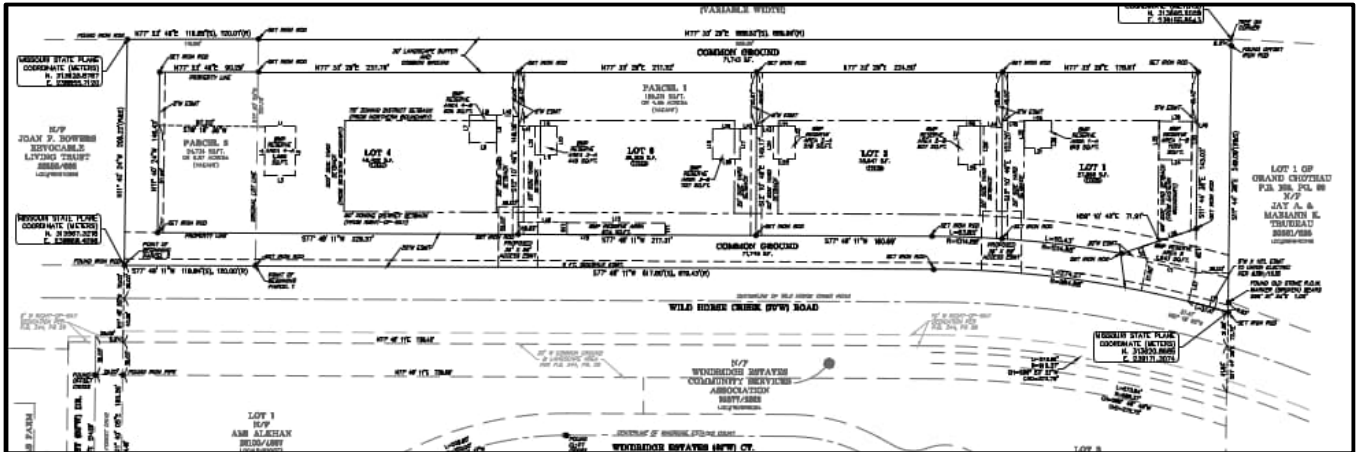


Figure 4: Record Plat

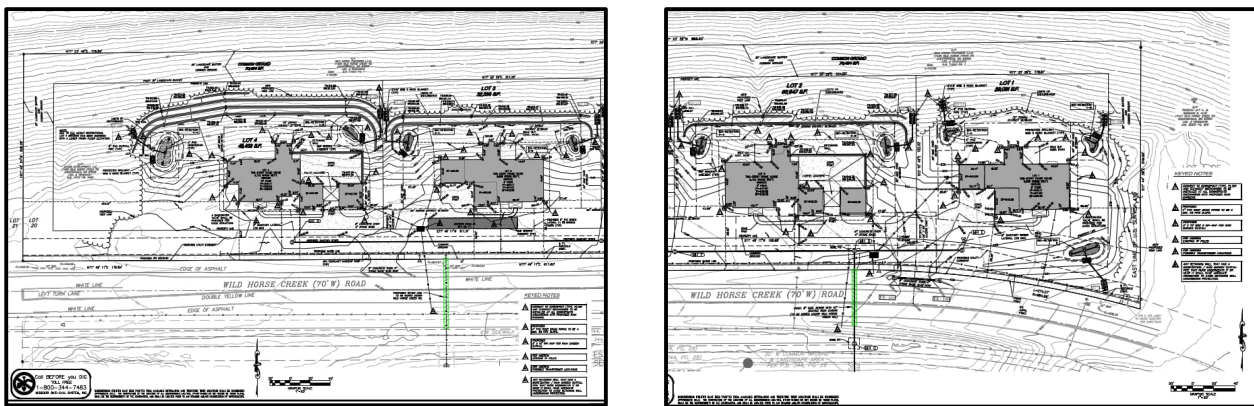


Figure 5: Approved Site Development Plan 2021

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City's Unified Development Code and site-specific ordinance. All outstanding comments have been addressed at this time. Staff has no further comment, and recommends approval of the Record Plat for Wildhorse Bluffs.

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

Attachments: Record Plat

A RECORD PLAT FOR WILD HORSE BLUFFS

TWO TRACTS OF LAND BEING PART OF LOT 20 OF THE SUB. OF THE R.H. STEVENS FARM, P.B. 7, PG. 37 OF ST. LOUIS CITY (FORMER COUNTY), & PART OF U.S. SURVEY 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HERINAFTER BE KNOWN AS "WILD HORSE BLUFFS".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, SPIRE ENERGY, AT&T MISSOURI, MISSOURI-AMERICAN WATER COMPANY, AMEREN MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORMWATER 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, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMPs (BEST MANAGEMENT PRACTICES). THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL RUN WITH THE LAND FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" DATED _____ OF _____ AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS BOOK _____, PAGE _____, OR AS AMENDED THEREAFTER.

THE 6 FOOT WIDE PERMANENT SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MO TO ALLOW PUBLIC ACCESS TO THE PRIVATELY MAINTAINED SIDEWALK IN AND UPON THE REAL ESTATE SHOWN ON THIS PLAT. SAID SIDEWALK IS TO BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 1, 2, 3 & 4.

THE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 1, 2, 3 & 4, THEIR SUCCESSORS AND HEIRS FOR THE RIGHT OF INGRESS AND EGRESS ABOVE AND OVER THE EASEMENT SHOWN HEREON. MAINTENANCE OF THE ACCESS EASEMENT SHALL BE SHARED BY THE PROPERTY OWNERS OF EACH LOT ACCESSING ITS PARTICULAR ACCESS EASEMENT.

THE COMMON GROUND AREA SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 1, 2, 3 & 4, THEIR SUCCESSORS AND HEIRS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING VARIOUS UTILITIES, SANITARY SEWER AND STORM WATER FACILITIES, OPEN SPACE, RECREATIONAL AREAS, STREETS, STREET LIGHTS, WALKWAYS AND OTHER FACILITIES FOR THE BENEFIT OF THE OWNER OR OWNERS OF THE LOTS SHOWN HEREON. THE COMMON GROUND AREAS SHALL BE MAINTAINED BY THE TRUSTEES OF THE WILD HORSE BLUFF SUBDIVISION

THE OWNERS OF A LOTS SHALL BE SUBJECT TO THE TRUST INDENTURES AS RECORDED IN THE ST. LOUIS COUNTY RECORDER'S OFFICE IN DEEDS BOOK _____, PAGE _____ OR AS AMENDED THEREAFTER.

ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT PER THE TITLE COMMITMENT POLICY (DATED JULY 7, 2021) WHICH WAS SUPPLIED FOR 17439 & 17455 WILD HORSE CREEK RD AND IS REFERENCED IN DEVELOPMENT NOTE NO. 8.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2022.

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

OWNER'S NOTARY

STATE OF _____)

COUNTY OF _____)
JSS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, APPEARED _____, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

LENDER CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS SUBDIVISION PLAT OF "WILD HORSE BLUFFS"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2022.

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

LENDER NOTARY

STATE OF _____)

COUNTY OF _____)
JSS

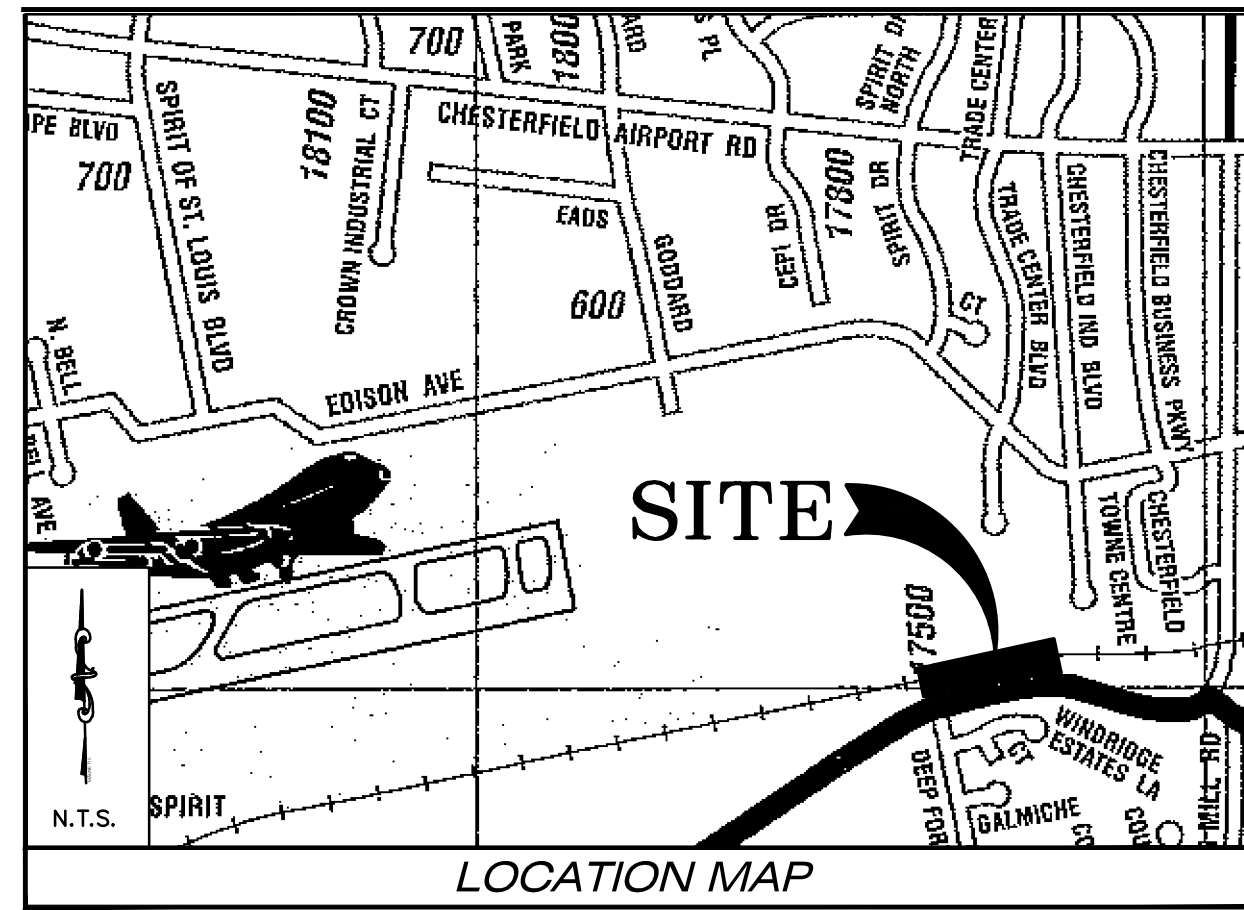
ON THIS _____ DAY OF _____, 2022, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____



LAND DESCRIPTION

(PER TITLE COMMITMENT)
PARCEL 1:
PART OF LOT 20 OF STEVENS FARM SUBDIVISION IN US SURVEY 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MO., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF NEW WILD HORSE CREEK ROAD 60 FEET WIDE, BEING THE SOUTHEAST CORNER OF A TRACT NOW OR FORMERLY OF UNION ELECTRIC CO. BY DEED RECORDED IN BOOK 2294 PAGE 421 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID UNION ELECTRIC TRACT, NORTH 11 DEGREES 40 MINUTES 24 SECONDS WEST 207.10 FEET TO POINT IN THE SOUTH LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY RIGHT OF WAY, 100 FEET WIDE; THENCE EASTWARDLY ALONG SAID SOUTH LINE NORTH 77 DEGREES 33MINUTES 29 SECONDS EAST 888.66 FEET TO THE NORTHWEST CORNER OF LOT 1 OF GRAND COTEAU, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 108 PAGE 63 OF SAID COUNTY RECORDS, BEING ALSO A POINT IN THE EAST LINE OF THE AFOREMENTIONED US SURVEY 419; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 11 DEGREES 44 MINUTES 38 SECONDS EAST 249.09 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF NEW WILD HORSE CREEK ROAD, 60 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 984.88 FEET, AN ARC DISTANCE OF 273.29 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 77 DEGREES 49 MINUTES 11 SECONDS WEST 619.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOT 20 OF THE SUBDIVISION OF THE R. H. STEVENS FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 37 OF THE RECORDS OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LINE DIVIDING LOTS 20 AND 21 WITH THE NORTH LINE OF WILD HORSE ROAD, 60 FEET WIDE; THENCE ALONG SAID DIVIDING LINE, NORTH 11 DEGREES 40 MINUTES 24 SECONDS WEST 206.22 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 77 DEGREES 23 MINUTES 46 SECONDS EAST 119.85 FEET TO A SET IRON ROD; THENCE SOUTH 11 DEGREES 40 MINUTES 24 SECONDS EAST 207.10 FEET TO A SET IRON ROD IN THE NORTH LINE OF WILD HORSE ROAD; THENCE ALONG SAID ROAD LINE, SOUTH 77 DEGREES 49 MINUTES 11 SECONDS WEST 119.84 FEET TO THE BEGINNING.

PROJECT BENCHMARK:

THIS PROJECT WAS PERFORMED WITH THE USE OF GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT AND THE USE OF A CONTINUOUS OPERATING REFERENCE STATION (CORS) AS PART OF THE MISSOURI DEPARTMENT OF TRANSPORTATION (MO DOT) VIRTUAL REFERENCE SYSTEM (VRS) NETWORK. DATA WAS OBTAINED WITH THE USE OF A TRIMBLE R10 GPS RECEIVER AND A TSC7 DATA COLLECTOR.

HORIZONTAL DATUM IS GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM NAD'83 (2401), EAST ZONE VERTICAL DATUM IS NAVD'88. HORIZONTAL AND VERTICAL DATA OBSERVATION TOLERANCE IS 0.10 FEET, HORIZONTAL AND VERTICAL CONTROL POINT (CORS).

STATEMENT OF STATE PLANE:

THE STATE PLANE COORDINATES WERE DETERMINED ON AUGUST 05, 2022 USING A TRIMBLE R12 GPS RECEIVER AND A TSC7 DATA COLLECTOR FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF "MOOF" WITH A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) COORDINATE VALUES OF NORTH (Y) 324131.153 METERS AND EAST (X) 232983.488 METERS. WE REPRESENT HEREOF THAT THESE STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE "MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 20 CSR 30-16, EFFECTIVE AT THE DATE OF THIS SURVEY) AS A "URBAN PROPERTY" RELATIVE TO STATION MOOF.
AVERAGE COMBINED GRID FACTOR = 0.99991807 (1 METER = 3.28083333 FEET)

DEVELOPMENT NOTES:

- SITE ADDRESS:
PARCEL 1
17439 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
LOC# 18V640015
PARCEL 2
17455 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
LOC# 18V630027
- OWNER INFORMATION:
ADAMS DEVELOPMENT LLC
704 COOPER WAY DRIVE
O'FALLON, MO 63368
PARCEL 1 DEED BOOK 25108 PAGE 0802
PARCEL 2 DEED BOOK 25108 PAGE 0802
- AREA OF TRACTS: PARCEL 1 - 189,331 SQ.FT. OR 4.35 ACRES, MORE OR LESS
PARCEL 2 - 24,734 SQ.FT. OR 0.57 ACRES, MORE OR LESS
TOTAL - 214,065 SQ.FT. OR 4.92 ACRES, MORE OR LESS
- PRESENT ZONING: "E-1 AC/WH ESTATE DISTRICT (ONE ACRE) WLD HORSE CREEK OVERLAY DISTRICT (ZONING AMENDED BY ORDINANCE NO 2394)

"E-1" AC/WH ESTATE DISTRICT (ONE ACRE) DIMENSIONAL REQUIREMENTS (CHESTERFIELD, MISSOURI UNIFIED DEVELOPMENT ORDINANCE ARTICLE 03, SEC. 03-03.F)

STRUCTURE SETBACKS:
WILD HORSE RIGHT-OF-WAY: 50 FEET
NORTHERN BOUNDARY OF "E" ONE ACRE DISTRICT: 75 FEET
WESTERN BOUNDARY OF "E" ONE ACRE DISTRICT: 200 FEET
EASTERN BOUNDARY OF "E" ONE ACRE DISTRICT: 65

LOT CRITERIA:
MINIMUM SITE AREA: 1 ACRE
MIN. DIST BETWEEN STRUCTURES: 40 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET

"WILD HORSE CREEK" OVERLAY DISTRICT DIMENSIONAL REQUIREMENTS (CHESTERFIELD, MISSOURI UNIFIED DEVELOPMENT ORDINANCE ARTICLE 03, SEC. 03-05.C)

FRONT YARD SETBACK: 50 FEET FROM RIGHT-OF-WAY, & SCREENED FROM VIEW
MINIMUM SITE AREA: 22,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 50 FEET
MINIMUM COMMON GROUND: 30%

5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAPS 29189C0145 K DATED FEBRUARY 4, 2015 & 29189C0165 K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.

6. AVERAGE LOT SIZE: 30,000 S.F. OR 0.69 ACRE

7. **THD** DENOTES LOT ADDRESS.

8. THD DESIGN GROUP, INC. HAS USED EXCLUSIVELY THE TITLE COMMITMENT POLICY SUPPLIED BY CONTINENTAL TITLE COMPANY, AGENTS FOR AGENTS NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21414774/REV. 1, HAVING AN EFFECTIVE DATE OF JULY 7, 2021. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.

FILE NO. 21414774

- ITEMS 1-10: ARE NOT OF A SURVEY NATURE.
- ITEM 11: BUILDING SETBACK LINES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7 PAGE 37 (NO SETBACK LINES, EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTIONS SHOWN ON THE RECORD PLAT)
- ITEM 12: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 8381 AT PAGE 1535 AND BOOK 14761 PAGE 2977. (EASEMENT PER BOOK 8381 PAGE 1535 IS SHOWN HEREON, EASEMENT PER BOOK 14761 PAGE 2977 DOES NOT AFFECT THE SUBJECT PARCELS)
- ITEM 13: EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 8392 AT PAGE 1498. (DOES NOT AFFECT THE SUBJECT PARCELS)
- ITEM 14: EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 8652 AT PAGE 187 AND BOOK 10771 PAGE 1829. (DOES NOT AFFECT THE SUBJECT PARCELS)
- ITEMS 15-19: ARE NOT OF A SURVEY NATURE.
- 9. IRON RODS SHALL BE SET AT THE FRONT AND REAR CORNERS OF ALL LOTS WITHIN ONE (1) YEAR OF RECORDING OF THE RECORD PLAT. TWO PERMANENT MONUMENTS (IRON RODS WITH ALUMINUM CAP) TO BE SET AS SHOWN PER MISSOURI MINIMUM STANDARDS.
- 10. BASIS OF BEARINGS: GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (2401), NAD83, EAST ZONE
- 11. THERE ARE NO SIDE YARD EASEMENTS.

CITY APPROVAL

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

BOB NATION, MAYOR

VICKIE MCGOWND, CITY CLERK

SYMBOL LEGEND

- * FOUND CROSS
- FOUND IRON PIPE
- SET IRON ROD
- ⊕ BENCHMARK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ADAMS DEVELOPMENT, LLC. WE HAVE DURING THE MONTH OF MAY, 2017, EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF MARCH, 2022, PREPARED A SUBDIVISION PLAT ON A TRACT OF LAND BEING PART OF US SURVEY 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI THE RESULTS OF WHICH ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS" (2CSR 90-60.010 TO 60.070) AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005
TEL: 636-294-2972
FAX: 636-294-3027
WEB: www.thd.com
Corporate Certificate of Authority #2011004412

A RECORD PLAT FOR WILD HORSE BLUFFS
TWO TRACTS OF LAND BEING PART OF LOT 20 OF THE SUB. OF THE R.H. STEVENS FARM, P.B. 7, PG. 37 OF ST. LOUIS CITY (FORMER COUNTY), & PART OF U.S. SURVEY 419, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI



Date: Aug 25, 2022
Brian J. Fischer
License No. LS-002584
Professional Land Surveyor

PROJECT NUMBER: 21-5084

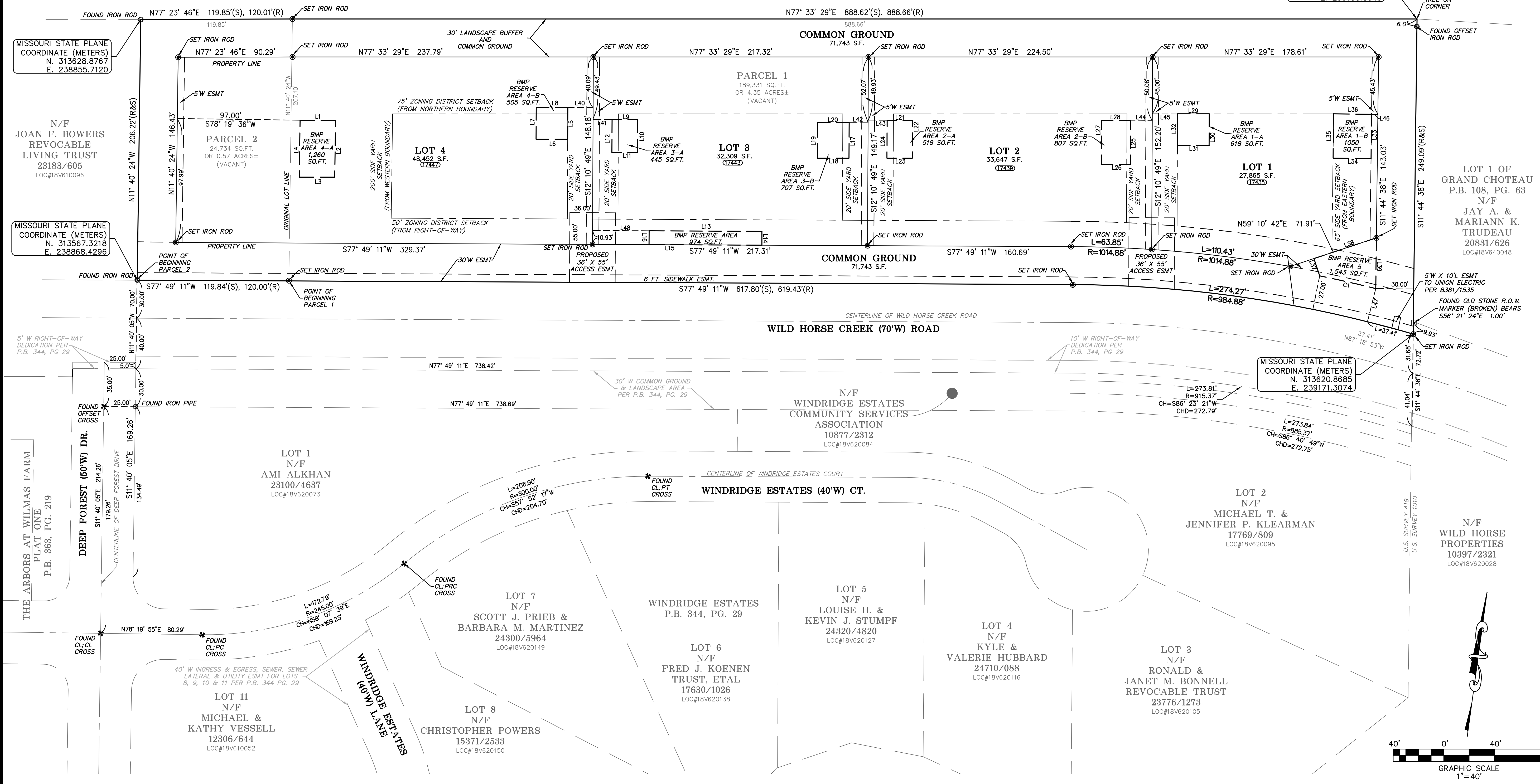
DATE: 08/25/2022

DRAWN BY: BST

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N77° 33' 29"E	28.00'	L14	N12° 10' 49"W	10.93'	L27	S12° 10' 49"E	35.00'	L40	N77° 49' 11"E	19.93'
L2	N11° 40' 24"W	45.00'	L15	N77° 49' 11"E	89.15'	L28	S77° 33' 29"W	23.00'	L41	S77° 49' 11"W	15.00'
L3	N77° 33' 29"E	28.00'	L16	N12° 10' 49"W	10.93'	L29	N77° 33' 29"E	25.00'	L42	N77° 49' 11"E	15.00'
L4	N11° 40' 24"W	45.00'	L17	S12° 10' 49"E	28.00'	L30	S12° 10' 49"E	25.00'	L43	S77° 49' 11"W	15.00'
L5	S12° 10' 49"E	25.00'	L18	N77° 33' 29"E	25.00'	L31	N77° 33' 29"E	25.00'	L44	N77° 49' 11"E	17.00'
L6	N77° 33' 29"E	25.00'	L19	S12° 10' 49"E	28.00'	L32	S12° 10' 49"E	25.00'	L45	S77° 53' 08"W	20.11'
L7	S12° 10' 49"E	25.00'	L20	N77° 33' 29"E	25.00'	L33	S11° 44' 38"E	35.00'	L46	N78° 15' 22"E	5.00'
L8	N77° 33' 29"E	25.00'	L21	S77° 33' 29"W	20.00'	L34	N78° 15' 22"E	30.00'	L47	S1° 35' 50"W	27.00'
L9	N77° 33' 29"E	20.00'	L22	S12° 10' 49"E	30.00'	L35	S11° 44' 38"E	35.00'	L48	S77° 49' 11"W	44.67'
L10	S12° 10' 49"E	26.00'	L23	S77° 33' 29"W	20.00'	L36	N78° 15' 22"E	30.00'			
L11	N77° 33' 29"E	20.00'	L24	S12° 10' 49"E	30.00'	L37	N30° 49' 18"W	14.41'			
L12	S12° 10' 49"E	26.00'	L25	S12° 10' 49"E	35.00'	L38	N59° 10' 42"E	52.00'			
L13	S77° 49' 11"W	89.15'	L26	S77° 33' 29"W	23.00'	L39	S11° 44' 38"E	40.10'			

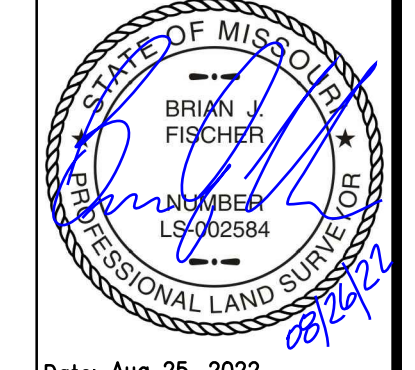
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.44	1011.88	2.57	N89° 41' 22"W	45.44

CHICAGO ROCK ISLAND
& PACIFIC RAILROAD
COMPANY R.O.W.
(VARIABLE WIDTH)



THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD. STE. E, CHESTERFIELD, MO 63005
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OF THE R.H. STEVENS FARM, P.B. 7, PG. 37
OF ST. LOUIS CITY (FORMER COUNTY),
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DRAWN BY: B5T