

Planning Commission Staff Report

Meeting Date:	May 8, 2023
From:	Shilpi Bharti, Planner
Location:	North of Wild Horse Creek Road and across from Wildhorse Parkway Drive
Petition:	<u>Schaeffer's Grove (RP 1)</u> : Record Plat 1 of the 2 Record Plats for a 26.8 acre development known as Schaeffer's Grove located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive.

SUMMARY

The Sterling Company has submitted a request for two Record Plats for a 26.8 acre tract of land zoned "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation. The two Record Plats would establish 36 total lots within the Schaeffer's Grove development. This request is for the first of the two Record Plats that create Phase 1 of the 26.8 acre development. Record Plat 1 consists of 14.56 acres of land which include 18 lots and common grounds located on Silver Buck Lane and Schaeffer's Grove Court.

SITE HISTORY

On March 28, 2022 the City of Chesterfield City Council approved the current zoning designation, "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation, by a vote of (7-0) creating Ordinance 3187. This is the current governing ordinance for the subject site.

In 2022, the Site Development Plan, Tree Stand Delineation and Tree Preservation Plan were approved by the Planning



Figure 1: Aerial of the Subject Site

Commission for the site by a vote of 7-0.

On September 26, 2022, grading plans were approved for the site. The improvement plans, and two display lots were approved in 2023.

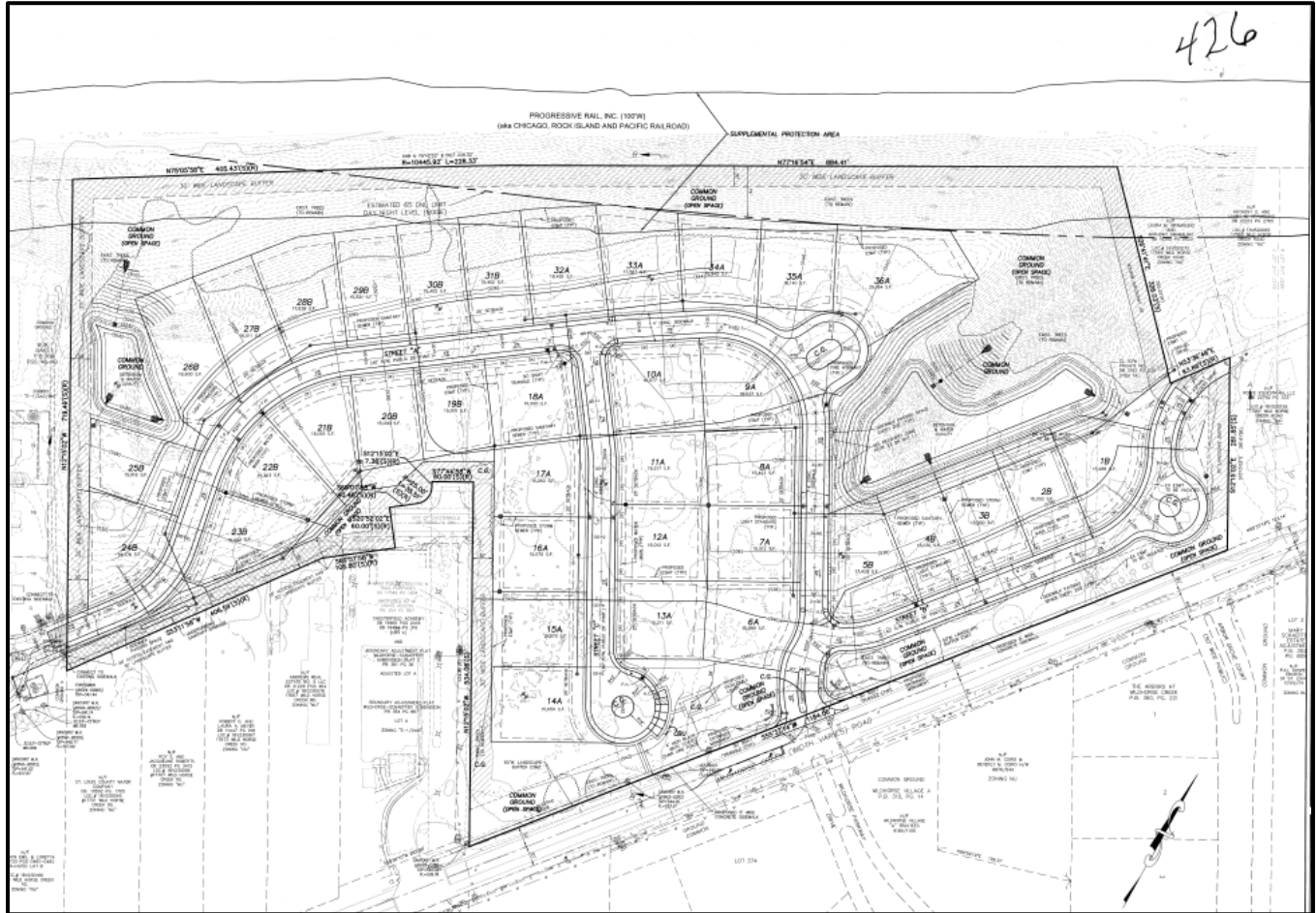


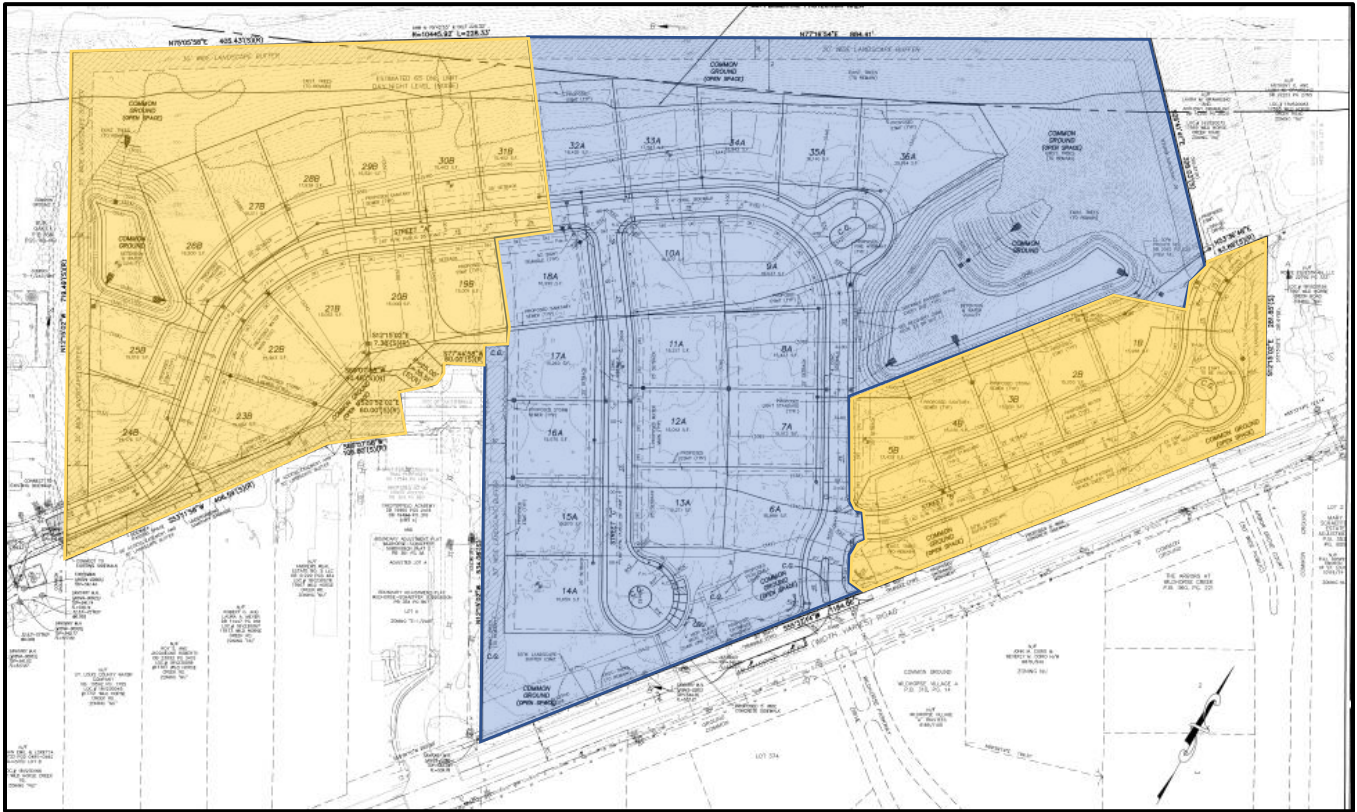
Figure 2: Approved Site Development Plan

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. Record Plat 1 of the Schaeffer's Grove Development would establish 18 lots, common grounds and the public roads Silver Buck Lane and Schaeffer's Grove Court. The submitted Record Plat is in the same lot configuration that exists in the recently approved Site Development Plan.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plats. The deposits include the improvements and portion of improvements necessary to support the required items in each plat. The estimates should include but not be limited to streets, sidewalk, storm sewer, sanitary sewer, detention, grading, sediment and erosion control, streetlights, street signs, water mains, common ground seeding/sodding, and amenities.

Below in Figure 3 is an image that outlines all the two plats. Table 1 identifies each plat, provides the number of lots contained in each plat, followed by a brief description of that plat.



Record Plat	Lots	Description
Record Plat 1	18	Center lots including common ground on east
Record Plat 2	18	Western lots and eastern lots

Table 1: Plat Description

As per UDC, in any case where the establishment of common ground land, private streets, streetlighting, drainage facilities, or any other improvement that requires continuous maintenance, a trust indenture shall be recorded simultaneously with the record plat. The indenture shall provide for proper maintenance and supervision by the trustees who are selected to act in accordance with the terms of such indenture.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the approved Site Development Plan, site specific ordinance, and the City of Chesterfield Unified Development Code. Staff recommends approval of Record Plat 1 of the Schaeffer's Grove development.

MOTION

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

- 1.) "I move to approve (or deny) Record Plat 1 of the Schaeffer's Grove development."

- 2.) "I move to approve Record Plat 1 of the Schaeffer's Grove development with the following conditions..." (Conditions may be added, eliminated or modified)

Attachments: Record Plat 1

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT...

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI WATER COMPANY, SPIRE MISSOURI INC., UNION ELECTRIC COMPANY DBA AMEREN MISSOURI...

DEFESABLE EASEMENTS, AS SHOWN HEREON, ARE HEREBY ESTABLISHED FOR THE BENEFIT OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES...

PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS (P.R.I.M.S.E.) ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER...

THE PARKING EASEMENTS/AREAS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SCHAEFFERS GROVE HOMEOWNERS ASSOCIATION FOR USE BY THE LOT OWNERS, GUESTS AND INVITEES FOR THEIR PRIVATE USE...

THE SIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY...

THE LANDSCAPE BUFFERS, AS SHOWN HONEYCOMB HATCHED, ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN THE LANDSCAPE BUFFERS...

THE SCHAEFFERS GROVE HOMEOWNERS ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE COMMON GROUND/COMMON OPEN SPACE AREAS, AS SHOWN ON THIS PLAT...

THE STORMWATER MANAGEMENT RESERVE AREA AS SHOWN ON THIS PLAT IS HEREBY ESTABLISHED FOR THE REQUIRED STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES)...

THE SCHAEFFERS GROVE HOMEOWNERS ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREA SHOWN ON THIS PLAT AND THE DETENTION FACILITIES...

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP...

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE SCHAEFFERS GROVE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE DAY OF 2023 AS DAILY NO. IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE SCHAEFFERS GROVE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE DAY OF 2023 AS DAILY NO. IN THE ST. LOUIS COUNTY RECORDS, OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED. IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS DAY OF 2023. SCHAEFFERS GROVE DEVELOPMENT, LLC

BY: JEREMY ROTH, AUTHORIZED AGENT STATE OF MISSOURI) COUNTY OF)

ON THIS DAY OF 2023, BEFORE ME PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF SCHAEFFERS GROVE DEVELOPMENT, LLC...

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

MY COMMISSION EXPIRES: NOTARY PUBLIC

CITY OF CHESTERFIELD: THIS IS TO CERTIFY THAT THE RECORD PLAT OF "SCHAEFFERS GROVE PLAT ONE" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. ON THE DAY OF 2023 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR VICKIE MCGOWAN, CITY CLERK

ON THIS DAY OF 2023, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETH 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

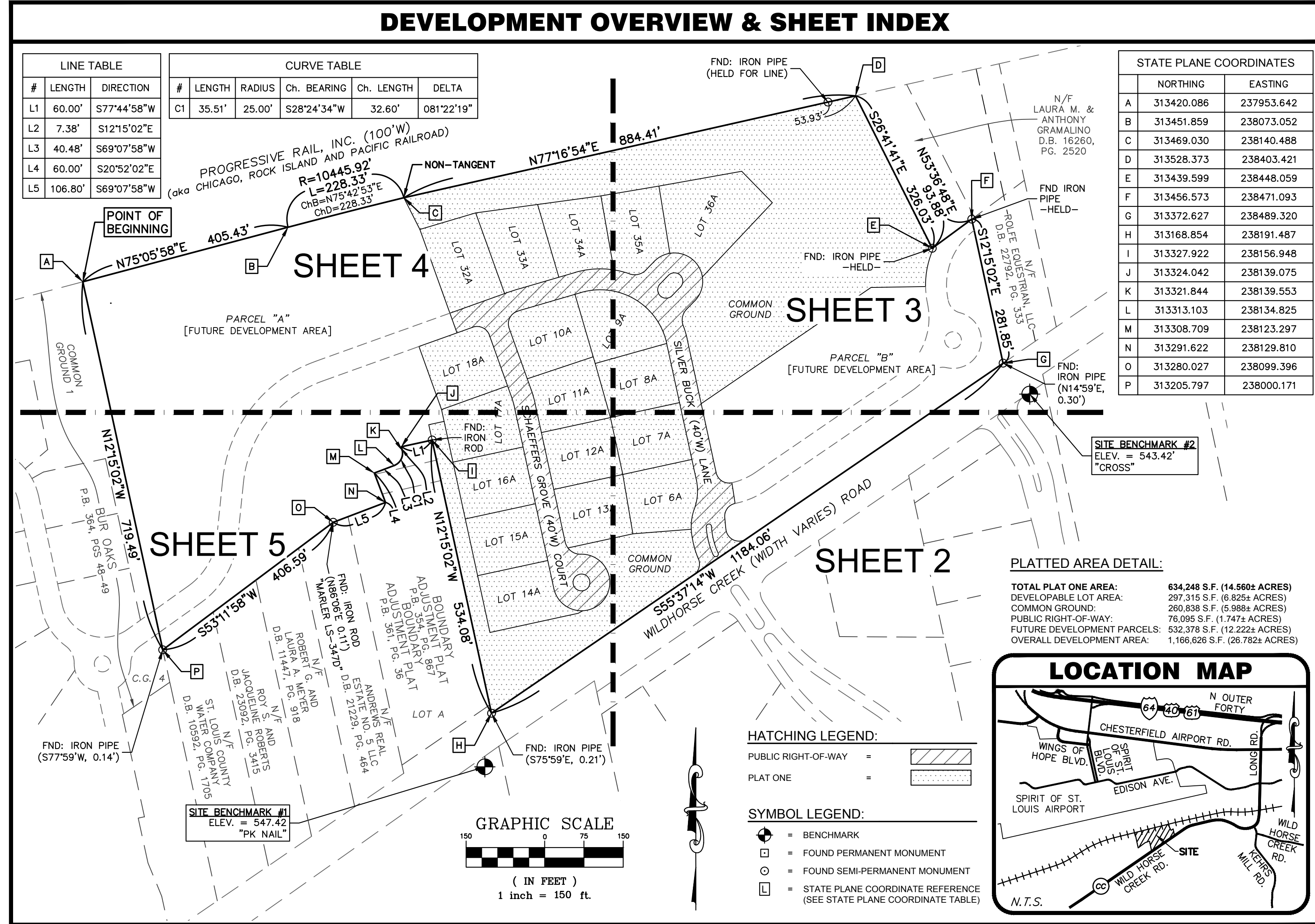
THE STERLING CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com

DRAWN BY: GFS CHECKED BY: JAH JOB NO.: 17-05-107

MSD P# - 22MSD-00355 DATE: APR. 5, 2023 SCHAEFFERS GROVE PLAT ONE

SCHAEFFER'S GROVE PLAT ONE

A TRACT OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION" (P.B. 17, PG. 4), LOCATED IN U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED "E-1/2AC" ESTATE DISTRICT WITH A WILD HORSE CREEK ROAD OVERLAY DISTRICT ACCORDING TO CITY OF CHESTERFIELD ORDINANCE NO. 3187



LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST: WHEREAS, BY A DEED OF TRUST DATED 20 AND RECORDED IN DOCUMENT NO. 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 VERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON OPEN SPACE, AND ALL STREETS, PUBLIC OR PRIVATE SHOWN 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 WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS DAY OF 2023.

LENDER: BY: PRINT NAME AND TITLE STATE OF MISSOURI) COUNTY OF)

ON THIS DAY OF 2023, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETH 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

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT): FIVE PARCELS OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY RECORDS...

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BUR OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 364, PAGES 48 AND 49 OF THE ABOVEMENTIONED ST. LOUIS COUNTY RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF PROGRESSIVE RAIL, INC. (AKA CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD)...

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 WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS DAY OF 2023.

LENDER: BY: PRINT NAME AND TITLE STATE OF MISSOURI) COUNTY OF)

ON THIS DAY OF 2023, BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID ASSOCIATION ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HERETH 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

BENCHMARKS: PROJECT BENCHMARK #1: ST. LOUIS COUNTY BM 11001 ELEVATION = 541.34' (NAVD 88)

PROJECT BENCHMARK #2: ST. LOUIS COUNTY BM 11128 ELEVATION = 550.05' (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-136 SITUATED IN A GRASSY TREE LAWN SOUTHEAST OF WILD HORSE CREEK ROAD 300 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF GREGORY MANOR PARKWAY...

CROSS CUT IN CENTER OF CONCRETE WALK EAST OF THE EAST ENTRANCE TO CHESTERFIELD ELEMENTARY SCHOOL AND SOUTH OF WILD HORSE CREEK ROAD; 19 FEET SOUTHWEST OF A SIGNAL POLE, 15 FEET WEST OF A UTILITY POLE AND 7 FEET NORTHEAST OF WEST END OF WALK AT ASPHALT DRIVE.

CROSS CUT IN PERVIOUS CONCRETE WALK EAST OF ARBOR GROVE COURT AND SOUTH OF WILD HORSE CREEK ROAD; 72 FEET NORTHEAST OF NORTH EDGE OF NOSE IN CENTER ISLAND OF ARBOR GROVE COURT, 18 FEET NORTH OF NORTHEAST BRICK PLANT AR OF ENTRANCE MONUMENT FOR ARBORS AT WILD HORSE CREEK ROAD AND 47 FEET SOUTHWEST OF A UTILITY POLE.

STATEMENT OF STATE PLANE COORDINATE TIE: STATE PLANE COORDINATES WERE DETERMINED ON JUNE 15, 2021 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOF AND A PID OF DM4688 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 324131.153 METERS AND EAST (X) = 232983.488 METERS.

COMBINED GRID FACTOR = 0.999914072 (1 METER = 3.2808333 FEET)

SURVEYOR'S NOTES

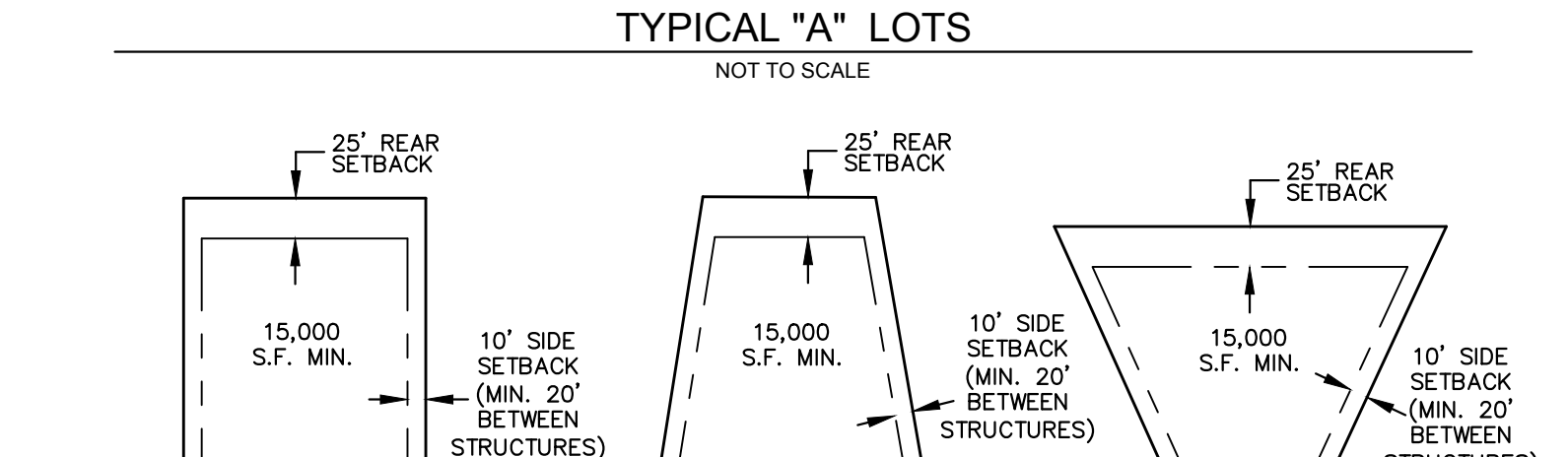
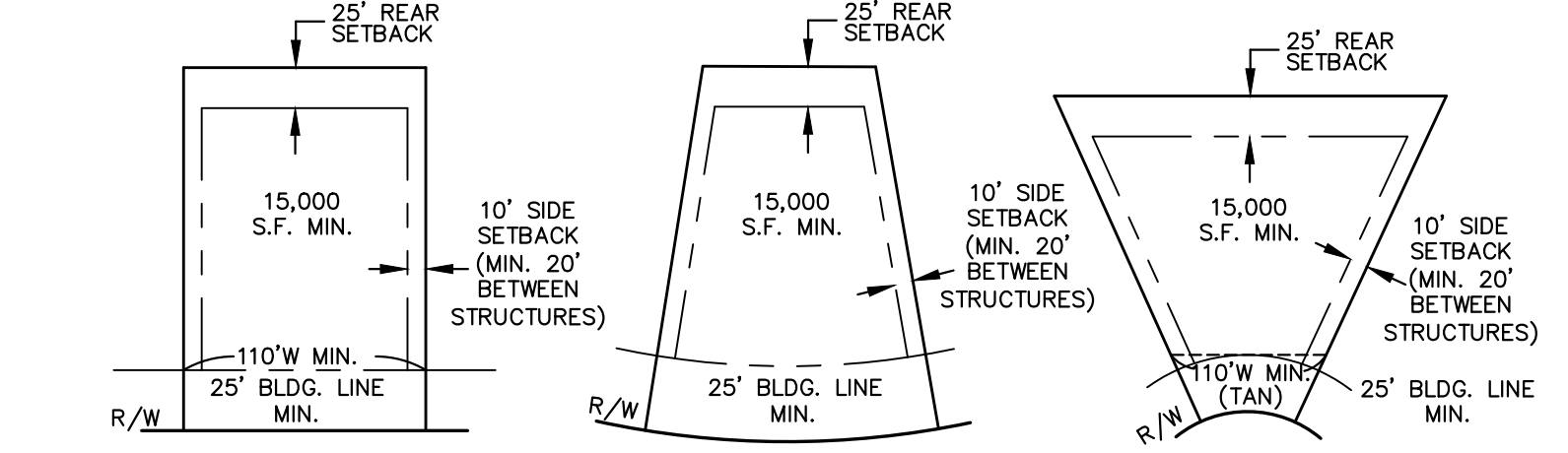
- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS PURSUANT TO SECTION 327.1 (R.S.MO.) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.

- 2. THIS PLAT CONTAINS 634,248 SQUARE FEET (14.560 ACRES MORE OR LESS), AND A TOTAL OF 18 "A" 110-FOOT WIDE LOTS. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.

- 3. THE SUBJECT TRACT IS CURRENTLY ZONED "E-1/2AC" ESTATE DISTRICT WITH A WILD HORSE CREEK ROAD OVERLAY DISTRICT ACCORDING TO THE CITY OF CHESTERFIELD, MISSOURI ORDINANCE NO. 3187, APPROVED ON MARCH 28, 2022. SEE TYPICAL LOT DIAGRAMS FOR INDIVIDUAL LOT ZONING RESTRICTIONS.

- 4. BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- 5. SOURCE OF RECORD TITLE: QUIT CLAIM DEED TO SCHAEFFERS GROVE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2022091600217 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- 6. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE 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.

- 7. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO DEVELOPABLE LOTS CREATED BY THIS PLAT ARE LOCATED WITHIN A FLOODWAY AT THE TIME OF RECORDING.
- 8. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED. A TOTAL OF 7 PERMANENT AND 11 SEMI-PERMANENT MONUMENTS SHALL BE SET IN THIS PLAT.
- 9. PARCEL "A" AND PARCEL "B" ARE DESIGNATED AS A FUTURE DEVELOPMENT AREAS FOR FUTURE PHASES OF THIS DEVELOPMENT. THESE PARCELS ARE SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CREATED BY THIS PLAT.
- 10. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN OWNER'S POLICY OF TITLE INSURANCE BY TITLE PARTNERS AGREEMENT, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER UX-14471527, FILE NO. 22-310475-KEE WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2022 AT 12:43 PM. THE NOTES REGARDING SCHEDULE B (SPECIAL EXCEPTIONS) OF SAID POLICY ARE AS FOLLOWS:



- ITEM 1-2: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 3: EASEMENT GRANTED TO UNION ELECTRIC CO. RECORDED IN BOOK 2109 PAGE 294 OF THE ST. LOUIS COUNTY RECORDS, RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 202304040717 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM 4: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 1780 PAGE 2110 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
- ITEM 5: EASEMENT GRANTED TO UNION ELECTRIC COMPANY RECORDED IN BOOK 2092 PAGE 295 OF THE ST. LOUIS COUNTY RECORDS. SAID EASEMENT IS ACTUALLY RECORDED IN BOOK 2092 PAGE 275 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND IS RELEASED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 202304040722 AND DOCUMENT NO. 202304040628 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM 6: EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 1294 PAGE 604 AND BOOK 2295 PAGE 282. BOOK 1294 PAGE 604 IS RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 202304040725 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND NO LONGER AFFECTS THE SUBJECT TRACT. BOOK 2295 PAGE 282 IS RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NO. 202304040629 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM 7: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 354 PAGE 987, PLAT BOOK 361 PAGE 38. NO BUILDING LINES OR EASEMENTS OR RESTRICTIONS OR POWERS OF TRUSTEES CREATED BY SAID PLATS.
- ITEM 8: TERMS AND PROVISIONS OF DEVELOPMENT PLAT RECORDED IN PLAT BOOK 355 PAGE 39 AND PLAT BOOK 380 PAGE 313. NO COMMENT BY SURVEYOR.
- ITEM 9: EASEMENT GRANTED TO UNION ELECTRIC CO. OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 2105 PAGE 311. RELEASED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2023032100496 AND DOCUMENT NO. 202304040237 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND NO LONGER AFFECTS THE SUBJECT TRACT.
- ITEM 10: PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT GRANTED TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 20757 PAGE 888. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. EASEMENT RIGHTS TO SPIRE MISSOURI INC. RELEASED BY DOCUMENT NO. 2022020200200. RIGHTS TO SOUTHWESTERN BELL TELEPHONE COMPANY DBA AT&T MISSOURI RELEASED BY DOCUMENT NO. 2023010500465. RIGHTS TO CHARTER COMMUNICATIONS ENTERTAINMENT 1, LLC RELEASED BY DOCUMENT NO. 2023010400410. RIGHTS TO MISSOURI-AMEREN WATER COMPANY RELEASED BY DOCUMENT NO. 2023010500466. RIGHTS TO METROPOLITAN ST. LOUIS SEWER DISTRICT RELEASED BY DOCUMENT NO. 2022111600057. RIGHTS TO UNION ELECTRIC COMPANY DBA AMEREN MISSOURI RELEASED BY DOCUMENT NO. 2023032200097 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND RIGHTS TO THE CITY OF CHESTERFIELD, MISSOURI ARE RELEASED BY CITY ORDINANCE NO. 3231.
- ITEM 11: AVIGATION AND HAZARD EASEMENT GRANTED TO ST. LOUIS COUNTY ACCORDING TO INSTRUMENT RECORDED IN BOOK 20110 PAGE 2110. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.
- ITEMS 12-13: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

NOTE: THE TEMPORARY ACCESS EASEMENTS GRANTED BY DOCUMENT NO. 2022091600315 AND DOCUMENT NO. 2022091600316 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS WERE NOT LISTED IN THE ABOVEMENTIONED OWNER'S POLICY OF TITLE INSURANCE AND AFFECT THE SUBJECT TRACT AS SHOWN HEREON. SAID EASEMENTS DO NOT AFFECT ANY LOTS CREATED BY THIS PLAT. BOTH EASEMENTS SHALL AUTOMATICALLY TERMINATE, EXPIRE AND BECOME NULL AND VOID WHEN A NEW PUBLIC ROAD IS CONSTRUCTED PROVIDING DIRECT PUBLIC ACCESS TO WILD HORSE CREEK ROAD, AND WHEN SAID ROAD IS DULY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI.

SURVEYOR'S CERTIFICATION: ORDER NUMBER: 17-05-107 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440

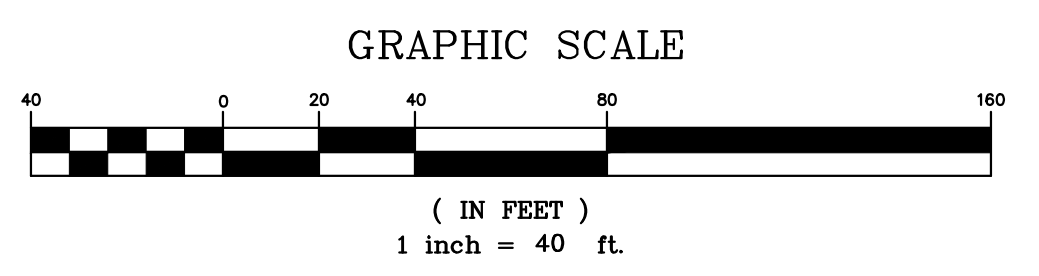
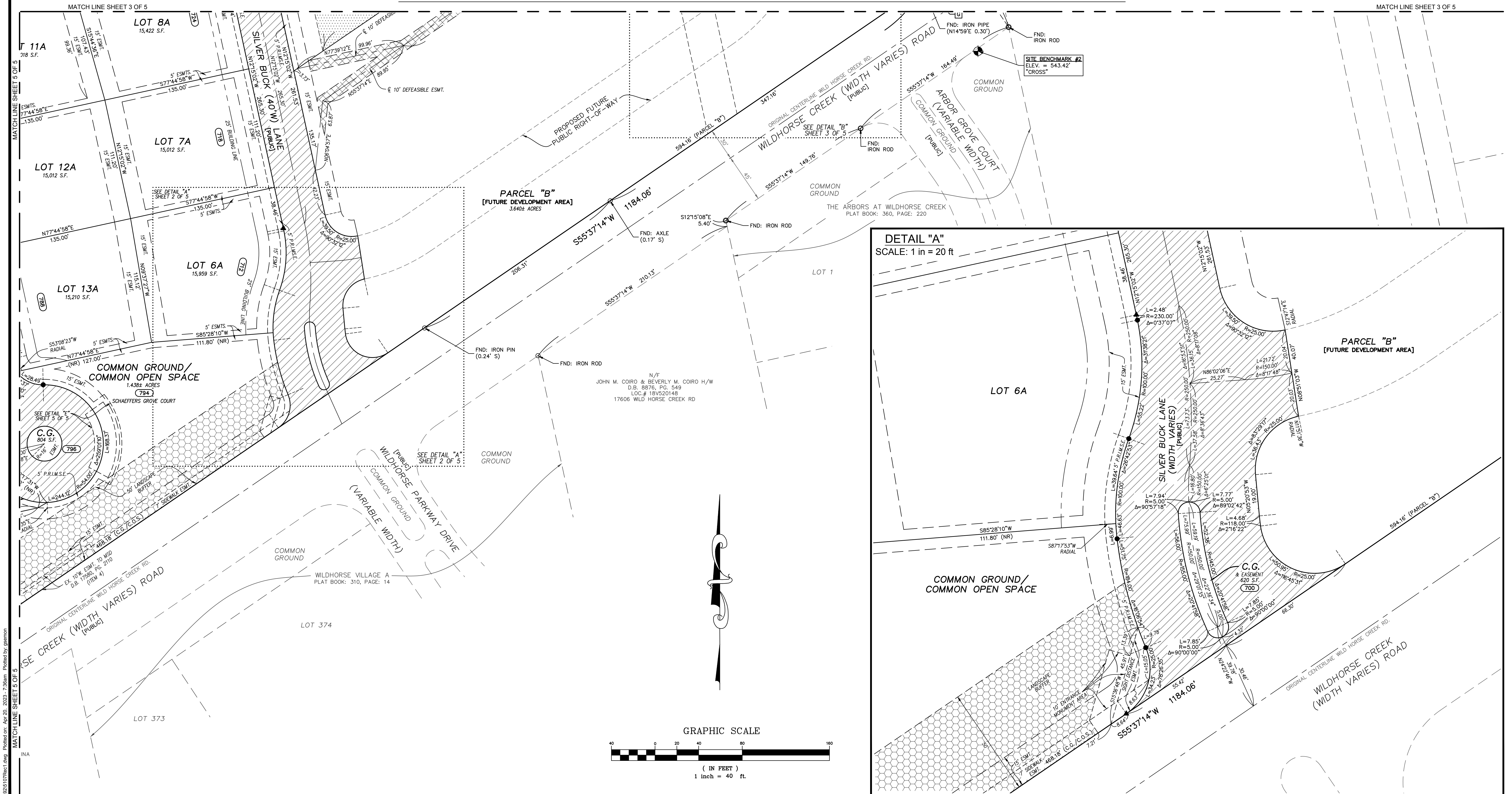
PREPARED FOR: SCHAEFFERS GROVE DEVELOPMENT, LLC & MCBRIDE SCHAEFFERS GROVE, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PH: (314) 487-5617

THIS IS TO CERTIFY TO SCHAEFFERS GROVE DEVELOPMENT, LLC AND MCBRIDE SCHAEFFERS GROVE, LLC THAT WE HAVE, DURING THE MONTH OF JUNE, 2021, PERFECTED BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOTS 2, 3, 4, 5, 6, AND 7 OF "MARY SCHAEFFER ESTATE SUBDIVISION", RECORDED IN PLAT BOOK 17 PAGE 4 OF U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS SURVEY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY MO. REG. 307-D

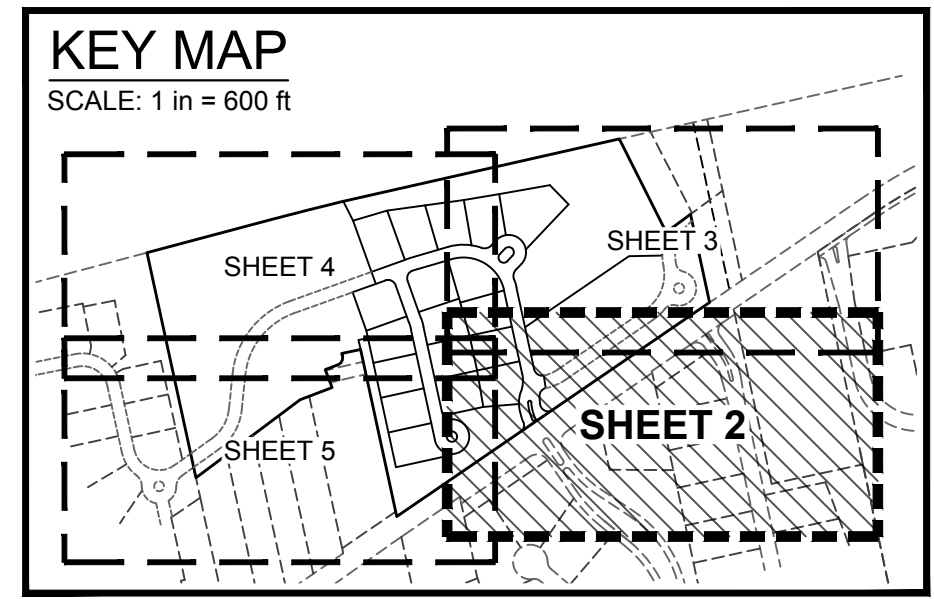
JAMEY A. HENSON, P.L.S., VICE PRESIDENT DATE MO. REG. L.S. #200717963

SCHAEFFER'S GROVE PLAT ONE



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# -	22MSD-00355
CHECKED BY:	JAH	DATE:	APR. 5, 2023
JOB NO.:	17-05-107	SCHAEFFER'S GROVE PLAT ONE	



STATE PLANE COORDINATES	
NORTHING	EASTING
A	313420.086 237953.642
B	313451.859 238073.052
C	313469.030 238140.488
D	313528.373 238403.421
E	313439.599 238448.059
F	313456.573 238471.093
G	313372.627 238489.320
H	313168.854 238191.487
I	313327.922 238156.948
J	313324.042 238139.075

STATE PLANE COORDINATES	
NORTHING	EASTING
K	313321.844 238139.553
L	313313.103 238134.825
M	313308.709 238123.297
N	313291.622 238129.810
O	313280.027 238099.396
P	313205.797 238000.171

- ABBREVIATION LEGEND:**
- BK. = BOOK
 - BLDG. = BUILDING
 - C.G. = COMMON GROUND
 - CHB = CHORD BEARING
 - CHD = CHORD DISTANCE
 - C.O.S. = COMMON OPEN SPACE
 - D.B. = DEED BOOK
 - ESMT. = EASEMENT
 - FND. = FOUND
 - NIF = NOW OR FORMERLY
 - (NR) = NON-RADIAL
 - P.B. = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.V.M.T. = PAVEMENT
 - (R) = RECORD
 - R.O.W. = RIGHT-OF-WAY
 - RET. = RETAINING
 - (S) = SURVEYED
 - S.F. = SQUARE FEET
 - W = WIDTH

- SYMBOL LEGEND:**
- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
 - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
 - = FOUND PERMANENT MONUMENT
 - ⊕ = FOUND SEMI-PERMANENT MONUMENT
 - ⊙ = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊕ = BENCHMARK
 - ⊕ = ADDRESS
 - ⊕ = STATE PLANE COORDINATE REFERENCE

- HATCHING LEGEND:**
- ▨ = PUBLIC RIGHT-OF-WAY
 - ▨ = STORMWATER MANAGEMENT RESERVE AREA
 - ▨ = DEFEASIBLE EASEMENT
 - ▨ = LANDSCAPE BUFFER

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 5 FOR CERTIFICATION.

THE STERLING COMPANY
 MO REG. 307-D

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

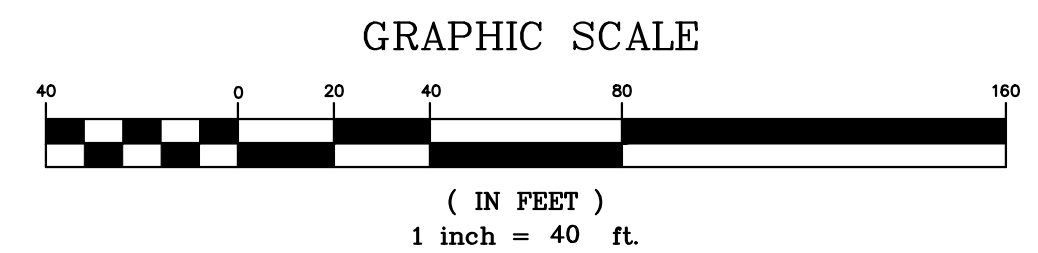
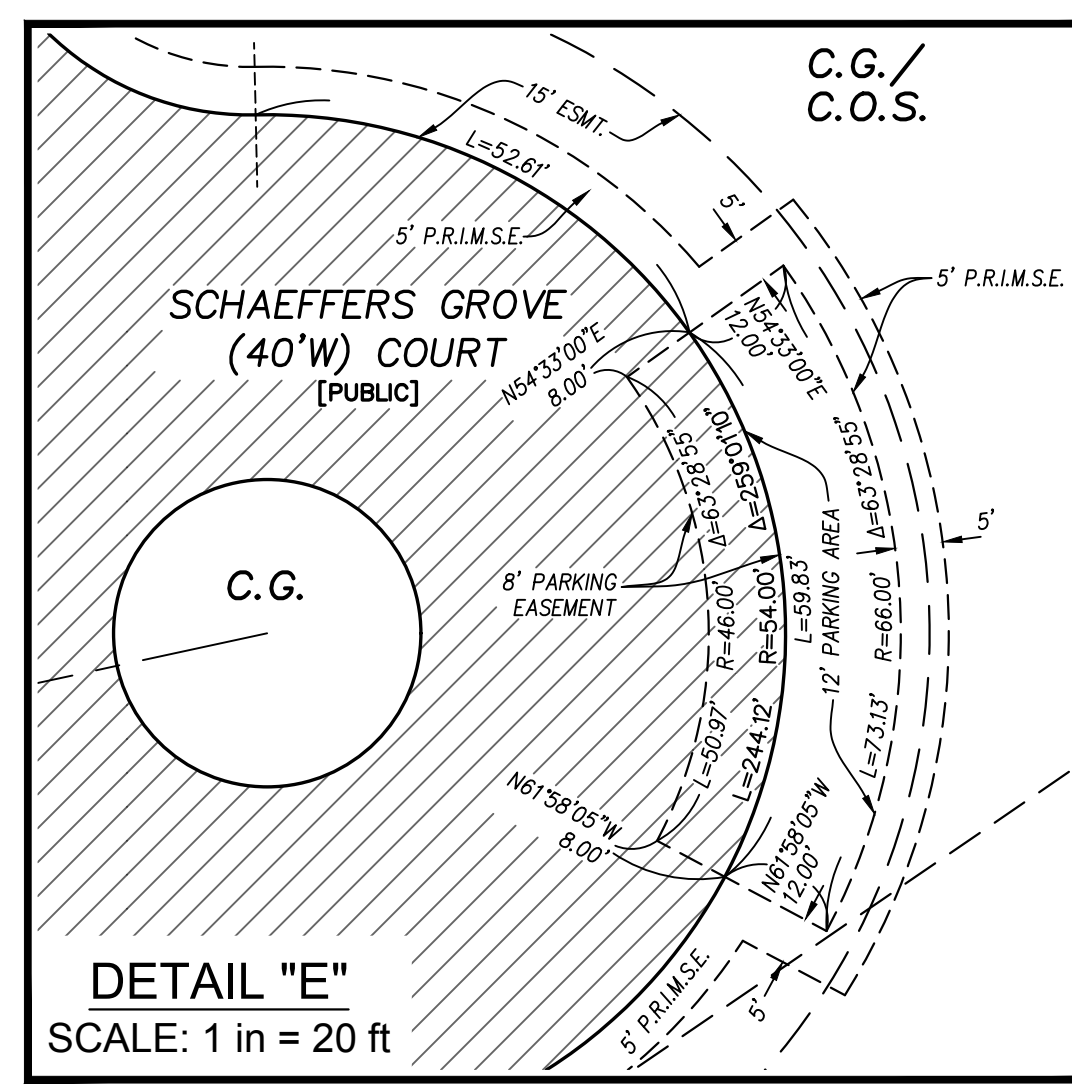
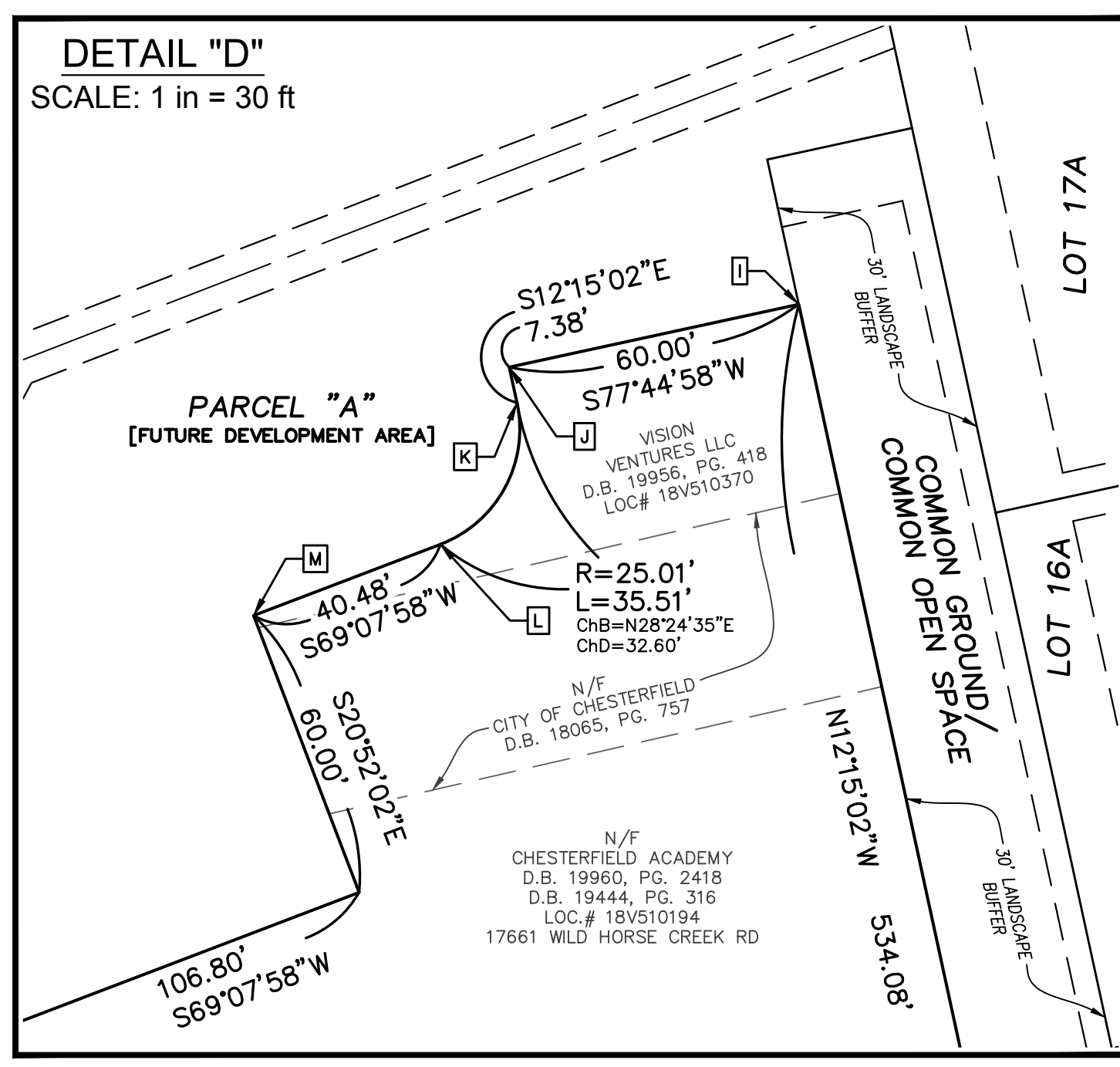
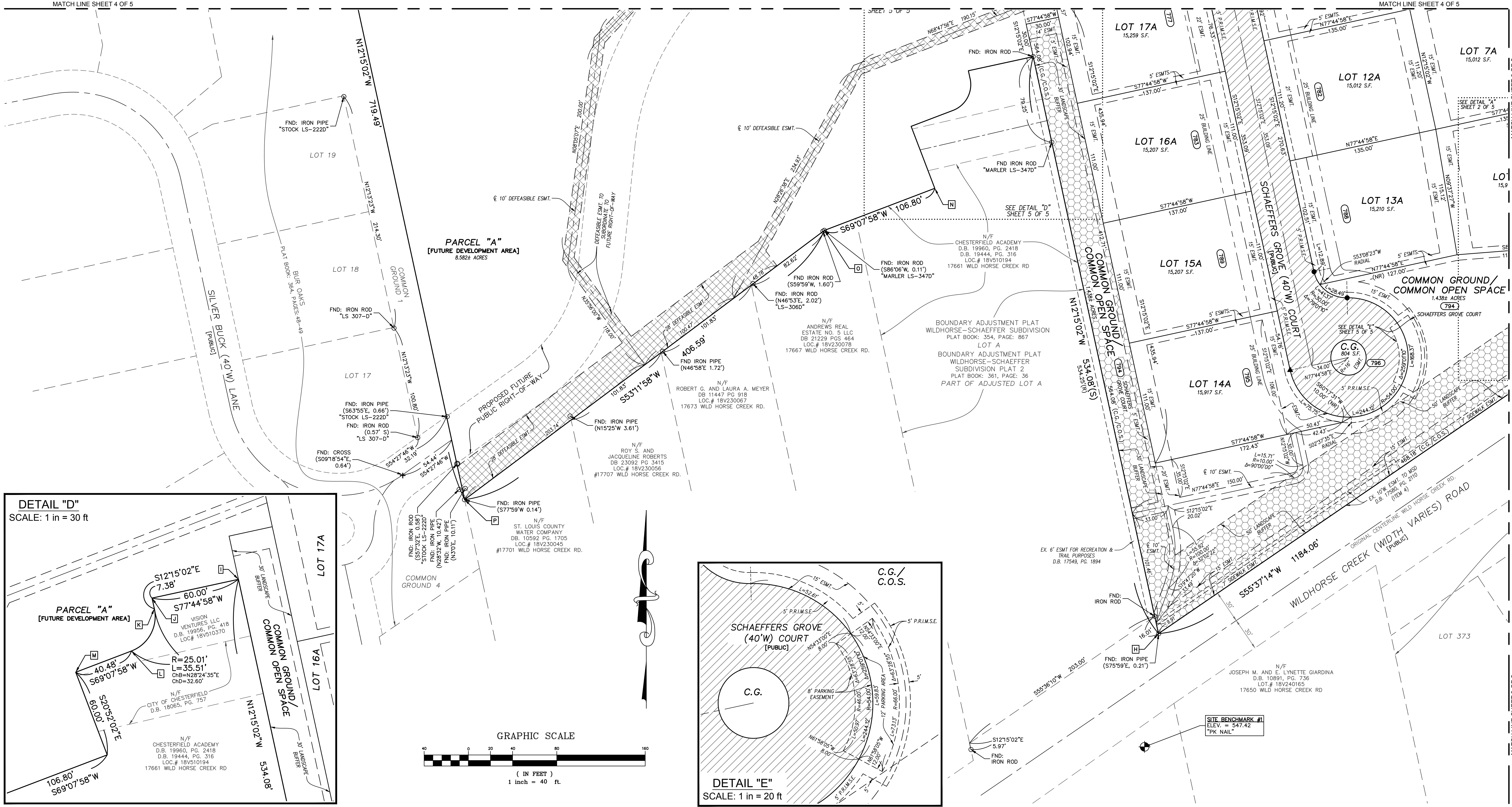
SHEET 2 OF 5

Drawing name: C:\Users\jgmon\AppData\Local\Temp\44826107\Fnc1.dwg Plotted on: Apr 20, 2023 - 7:38am Plotted by: gmonon

SCHAEFFER'S GROVE PLAT ONE

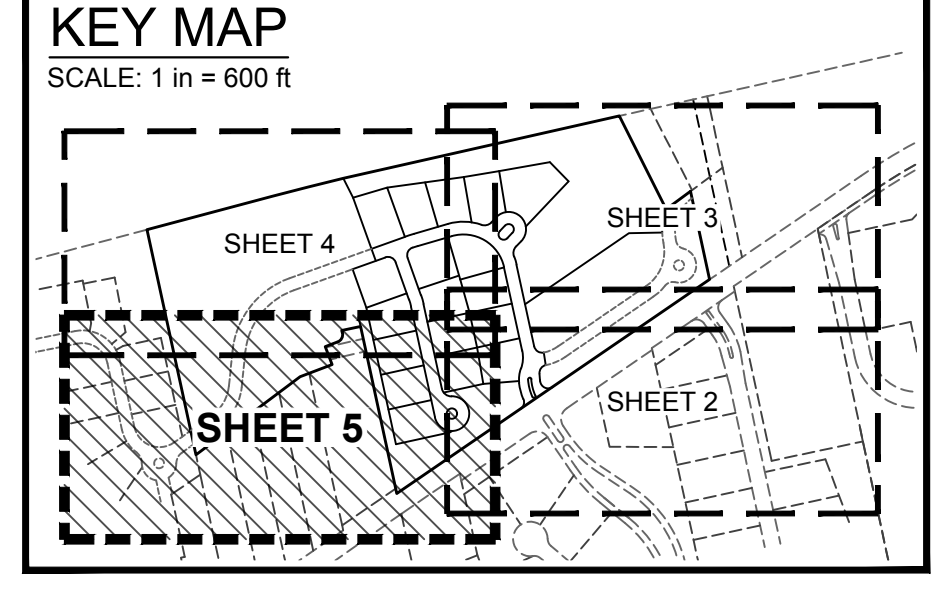
MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 4 OF 5



THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - 22MSD-00355
CHECKED BY:	JAH	DATE: APR. 5, 2023
JOB NO.:	17-05-107	SCHAEFFER'S GROVE PLAT ONE



STATE PLANE COORDINATES		STATE PLANE COORDINATES			
NORTHING	EASTING	NORTHING	EASTING		
A	313420.086	237953.642	K	313321.844	238139.553
B	313451.859	238073.052	L	313313.103	238134.825
C	313469.030	238140.488	M	313308.709	238123.297
D	313528.373	238403.421	N	313291.622	238129.810
E	313439.599	238448.059	O	313280.027	238099.396
F	313456.573	238471.093	P	313205.797	238000.171
G	313372.627	238489.320			
H	313168.854	238191.487			
I	313327.922	238156.948			
J	313324.042	238139.075			

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SHEET 5 OF 5

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