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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: Schaeffer's Grove (RP 2): Record Plat 2 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 second of the two Record Plats that create Phase 1 of the 26.8 acre development. Record Plat 2 consists of 12.22 acres of land which include 18 lots and common grounds located on Silver Buck Lane and Lisa Ridge.

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



Figure 1: Aerial of the Subject Site

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

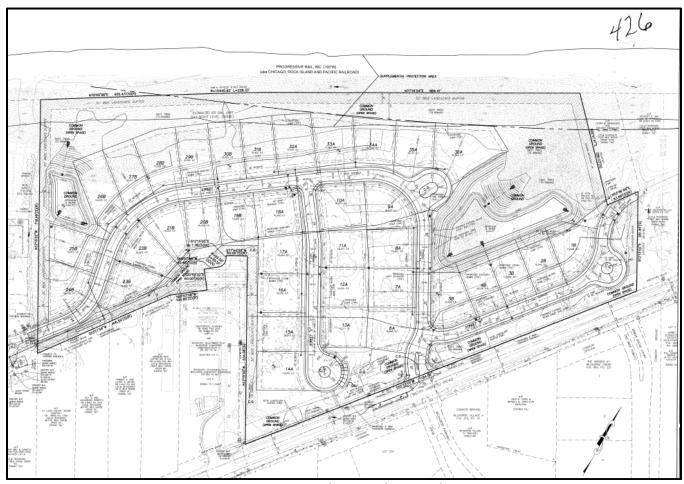


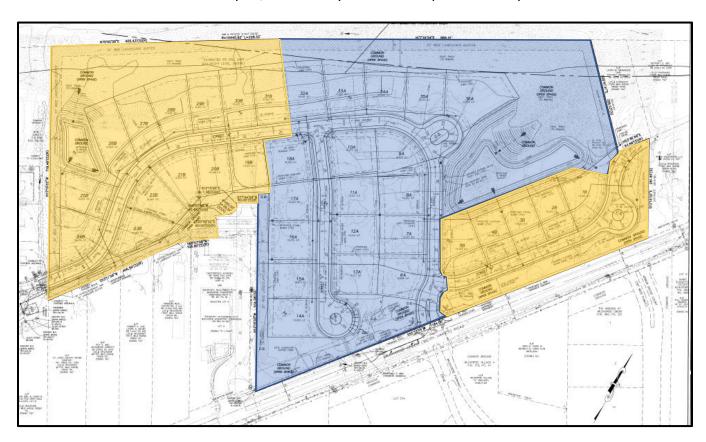
Figure 2: Approved Site Development Plan

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 2 of the Schaeffer's Grove Development would establish 18 lots, common grounds, the public roads Silver Buck Lane and Lisa Ridge. The Silver Buck Lane will be connected to the existing Silver Buck Lane of Bur Oaks subdivision. 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 of 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 RECCOMENDATION

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

Attachments: Record Plat 2

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FORGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "SCHAEFFER'S GROVE PLAT TWO". SILVER BUCK LANE (40 FEET WIDE) AND LISA RIDGE (40 FEET WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (////) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

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. PUBLIC SIDEWALKS LOCATED WITHIN THE PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI.

THE SIDEWALK EASEMENT ADJACENT TO WILD HORSE CREEK ROAD IS HEREBY DEDICATED THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER. SIDEWALKS LOCATED WITHIN THE SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE SCHAEFFER'S GROVE HOMEOWNERS' ASSOCIATION.

THE ACCESS EASEMENTS AS SHOWN CROSS-HATCHED (X X X X X X X) ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI FOR INGRESS AND EGRESS PURPOSES. MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE CITY OF CHESTERFIELD, MISSOURI.

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. NO PART OF SAID EASEMENTS SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF THE LAND WITHIN THE EASEMENTS BE CHANGED, NOR SHALL GRANTOR ERECT, PLANT, ALLOW OR PERMIT ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, GRASS OR WEEDS) WITHIN SAID EASEMENTS UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR CORRECTED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE. DRIVEWAYS AND SIDEWALKS SHALL BE ALLOWED IN THE SIGHT DISTANCE EASEMENTS.

THE LANDSCAPE BUFFERS. AS SHOWN HONEYCOMB HATCHED (-\T\T\T\T\T\T\) ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL

VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN LANDSCAPE BUFFERS. PUBLIC SIDEWALKS, PUBLIC ROADWAYS, PRIVATE ROADWAYS, FENCES, AND UTILITIES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFERS. NATURAL VEGETATION AND VEGETATIVE LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED, PRESERVED INDEFINITELY, AND REPLACED IF NECESSARY BY THE SCHAEFFER'S GROVE HOMEOWNERS' ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD, MISSOURI. THE CURRENT OWNERS, INCLUDING THEIR SUCCESSORS AND ASSIGNS, OF THE PROPERTY LOCATED AT 17561 WILD HORSE CREEK ROAD, CHESTERFIELD, MISSOURI 63005, SHALL BE THE INTENDED BENEFICIARIES OF THIS PROVISION AND THE OBLIGATIONS OF THE ASSOCIATION FOR THE LANDSCAPE BUFFERS ADJACENT TO SAID 17561 WILD HORSE CREEK ROAD.

THE SCHAEFFER'S GROVE HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE COMMON GROUND/ COMMON OPEN SPACE AREA(S), AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE SCHAEFFER'S GROVE HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS. SUBDIVISION SIGNS/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE ENTRANCE MONUMENT AREAS SHALL NOT BE

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 RESERVE AREA HEREBY ESTABLISHED IS IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 21ST DAY OF DECEMBER, 2022, AND RECORDED ON THE 23RD DAY OF FEBRUARY, 2023 AS DOCUMENT NO. 2023022300407 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, OR AS AMENDED THEREASTED

MODIFIED WITHOUT AUTHORIZATION, APPROVAL, AND PERMIT BY THE CITY OF CHESTERFIELD, MISSOURI

THE SCHAEFFER'S 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, STORMWATER BEST MANAGEMENT PRACTICES, INCLUDING, BUT NOT LIMITED TO, PRIVATE SEWERS AND PRIVATE STORMWATER IMPROVEMENTS CONSTRUCTED THEREON AS PER THE MSD APPROVED STORMWATER MANAGEMENT FACILITIES REPORT (22MSD-00355).

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE SCHAEFFER'S GROVE HOMEOWNERS' ASSOCIATION.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE SCHAEFFER'S 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 SCHAEFFER'S 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

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ______ DAY OF______

SCHAEFFER'S GROVE DEVELOPMENT, LLC

BY: ______

JEREMY ROTH, AUTHORIZED AGENT

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 SCHAEFFER'S GROVE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC

CITY OF CHESTERFIELD:

BOB NATION, MAYOR

COUNTY O

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "SCHAEFFER'S GROVE PLAT TWO" 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.

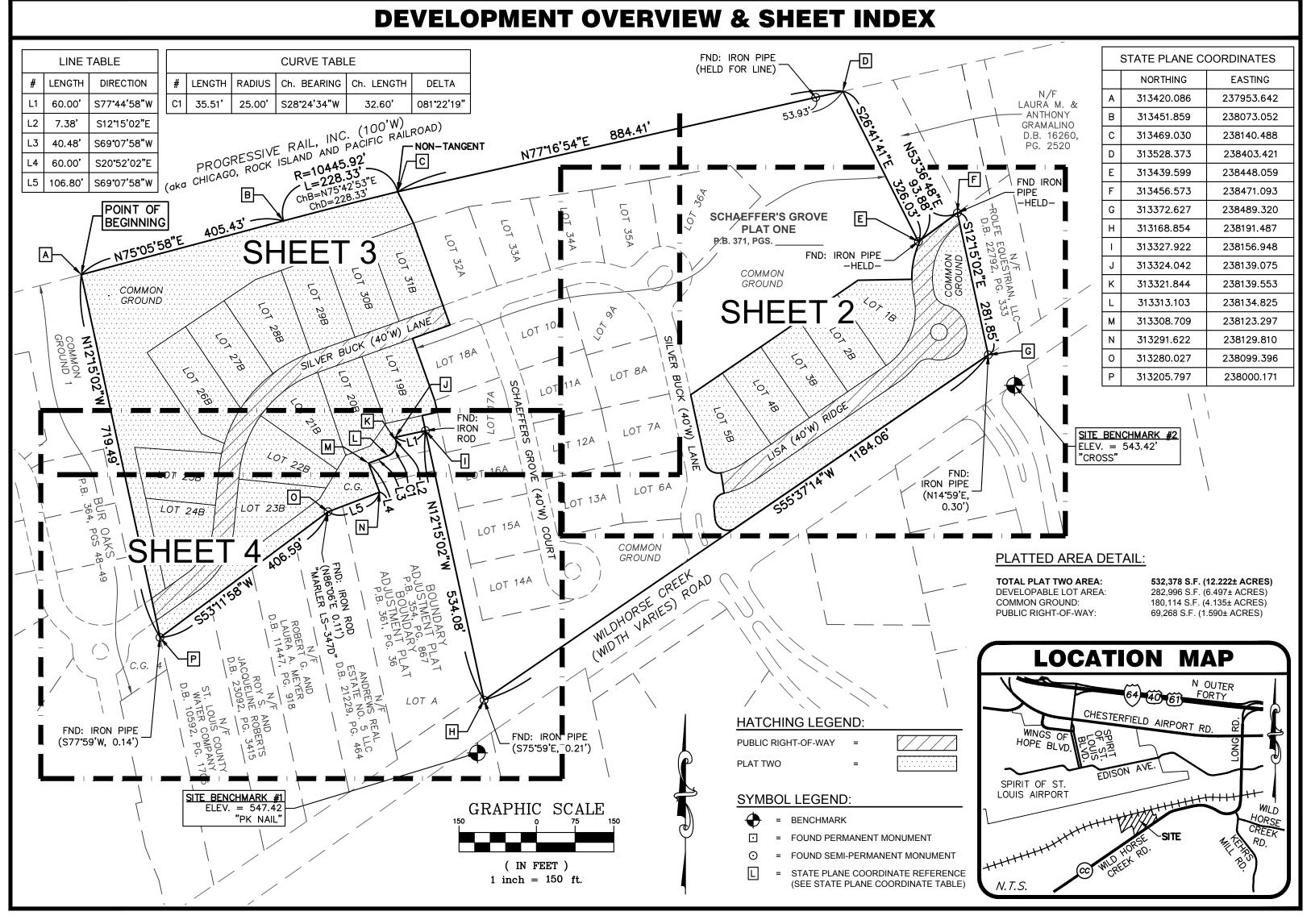
VICKIE McGOWND. CITY CLERK



SCHAEFFER'S GROVE PLAT TWO

A RESUBDIVISION OF PARCELS "A" AND "B" OF SCHAEFFER'S GROVE PLAT ONE, (PLAT BOOK 371, PAGES ______)
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 EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT: ALL COMMON GROUND OR COMMON 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 THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS		DAY OF	, 2023.
LENDER:			
BY:			
PRINT NAME AND TI	TLE		
STATE OF MISSOURI) SS.			
COUNTY OF)			
ON THIS DAY OF	, 2023, BEFORE ME APPEARED _		, то
ME PERSONALLY KNOWN, WHO BEING E	Y ME DULY SWORN, DID SAY HE/SHE IS THE $_$, AND
THAT SAID INSTRUMENT WAS SIGNED AN	D SEALED ON BEHALF OF SAID ASSOCIATION AN	ID SAID	· · · · · · · · · · · · · · · · · · ·
ACKNOWLEDGED SAID INSTRUMENT TO B	BE THE FREE ACT AND DEED OF SAID ASSOCIATION	ON.	
IN TESTIMONY WHEREOF, I HAVE HEREW	ITH SET MY HAND AND AFFIXED MY NOTARIAL S	EAL IN THE COUNTY AND STA	TE AFORESAID, THE DAY

NOTARY PUBLIC

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 = 3.28083333 FEET)

PROPERTY DESCRIPTION (PLAT TWO):

AND YEAR FIRST ABOVE WRITTEN

MY COMMISSION EXPIRES:

A TRACT OF LAND BEING ALL OF PARCELS "A" AND "B" OF SCHAEFFER'S GROVE PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 371, PAGES ______ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, 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.

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, MISSOURI RECORDS, AND LOCATED IN PART 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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); THENCE LEAVING SAID CORNER ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES AND CURVE: NORTH 75°05'58" EAST, 405.43 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.445.92 FEET, A CHORD WHICH BEARS NORTH 75°42'53" EAST, 228.33 FEET AND AN ARC DISTANCE OF 228.33 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 77°16'54" EAST, 884.41 FEET TO A POINT OF NON-TANGENCY AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO LAURA M. AND ANTHONY GRAMOLINO, AS RECORDED IN DEED BOOK 16260, PAGE 2520 OF SAID RECORDS, WHERE A FOUND IRON PIPE BEARS. SOUTH 77°16'54" WEST. 53.93 FEET AND BEING THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO LISA ANN ALABACH, AS RECORDED IN DEED BOOK 22097 PAGE 877 OF SAID RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST AND SOUTH LINE OF SAID GRAMOLINO PROPERTY, SOUTH 26°41'41" EAST, 326.03 FEET TO A FOUND IRON PIPE; THENCE NORTH 53°36'48" EAST, 93.88 FEET TO A FOUND IRON PIPE, AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO ROLFE EQUESTRIAN LLC. AS RECORDED IN DEED BOOK 22792, PAGE 333 OF SAID RECORDS: THENCE ALONG THE WEST LINE OF SAID ROLFE PROPERTY. SOUTH 12°15'02" EAST, 281.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK (VARIABLE WIDTH) ROAD, WHERE A FOUND IRON PIPE BEARS, NORTH 14°59' EAST 0.30 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 55°37'14" WEST, 1,184.06 FEET TO A POINT OF NON-TANGENCY, WHERE A FOUND IRON PIPE BEARS, SOUTH 75°59' EAST 0.21 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF LOT "A" OF A BOUNDARY ADJUSTMENT PLAT OF WILDHORSE-SCHAEFFER SUBDIVISION. AS RECORDED IN PLAT BOOK 361, PAGE 36 OF SAID RECORDS, NORTH 12°15'02" WEST, 534.08 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG THE NORTH LINE OF SAID LOT "A" THE FOLLOWING COURSES AN DISTANCES AND CURVE: SOUTH 77°44'58" WEST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 12°15'02" EAST, 7.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET. A CHORD WHICH BEARS. SOUTH 28°24'34" WEST. 32.60 FEET AND AN ARC DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY: THENCE SOUTH 69°07'58" WEST, 40.48 FEET TO A POINT OF NON-TANGENCY: THENCE SOUTH 20°52'02" EAST, 60.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°07'58" WEST, 106.80 FEET TO A FOUND IRON ROD WITH CAP (MARLER LS-347D), WHICH BEARS NORTH 86°06' EAST 0.11 FEET; THENCE SOUTH 53°11'58" WEST, 406.59 FEET TO A POINT OF NON-TANGENCY ON THE EAST LINE OF THE ABOVEMENTIONED BUR OAKS SUBDIVISION WHERE A FOUND IRON PIPE BEARS, SOUTH 77°59' WEST 0.14 FEET: THENCE ALONG SAID EAST LINE, NORTH 12°15'02" WEST, 719.49 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,166,626 SQUARE FEET OR 26.782 ACRES, MORE OR LESS ACCORDING TO PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2021 UNDER ORDER NUMBER 17-05-107.

BENCHMARKS:

PROJECT BENCHMARK #1: ST. LOUIS COUNTY BM 11001 <u>ELEVATION = 541.34'</u> (NAVD 88)

"STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL. [75' EAST OF GRAVEL DRIVE AT #17531 WILD HORSE CREEK ROAD.]

CT BENCHMARK #2:

ST. LOUIS COUNTY BM 11128 <u>ELEVATION = 550.05'</u> (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 GREYSTONE MANOR PARKWAY; ROUGHLY 28 FEET SOUTHEAST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 18 FEET NORTHWEST OF A SIDEWALK, AND 28 FEET NORTH OF A UTILITY POLE.

SITE BENCHMARK #1: ELEVATION = 547.42' (NAVD 88)

"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. (LOCATION SHOWN HEREON).

SITE BENCHMARK #2: ELEVATION = 543.42' (NAVD 88)

"PK NAIL" SET 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 PILLAR OF ENTRANCE MONUMENT FOR ARBORS AT WILDHORSE CREEK AND 47 FEET SOUTHWEST OF A UTILITY POLE (LOCATION SHOWN HEREON).

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 327.41 RSMO) 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 532,378 SQUARE FEET (12.222 ACRES MORE OR LESS), AND A TOTAL OF 18 "B" 90-FOOT WIDE LOTS.
- 3. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- 4. 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.
- 5. BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: QUIT CLAIM DEED TO SCHAEFFER'S GROVE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2022091600217
 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- 7. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED) AND 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.
 FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

 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 12 SEMI-PERMANENT MONUMENTS SHALL BE SET IN THIS PLAT.
- 9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, AN OWNER'S POLICY OF TITLE INSURANCE BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER OX-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:

ITEMS 1-2: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

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. 2023040400173 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND NO LONGER AFFECTS THE SUBJECT TRACT.

TEM 4: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 17580 PAGE 2110 OF THE ST. LOUIS COUNTY RECORDS. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.

M 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 DOCUMENT NO. 2023040400222 AND DOCUMENT NO. 2023040400268 OF THE ST. LOUIS COUNTY. MISSOURI RECORDS. AND NO LONGER AFFECTS THE SUBJECT TRACT.

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. 2023040400275 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. 2023040400269 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND NO LONGER AFFECTS THE SUBJECT TRACT.

RECORDS, AND NO LONGER AFFECTS THE SUBJECT TRACT.

EM 7: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 354 PAGE 867, PLAT BOOK 361 PAGE 36. NO BUILDING LINES OR EASEMENTS WERE CREATED BY SAID PLATS

354 PAGE 867, PLAT BOOK 361 PAGE 36. NO BUILDING LINES OR EASEMENTS WERE CREATED BY SAID PLATS

ITEM 8: TERMS AND PROVISIONS OF DEVELOPMENT PLAT RECORDED IN PLAT BOOK 355 PAGE 39 AND PLAT BOOK 360 PAGE 313. NO COMMENT BY SURVEYOR.

THE ST. LOUIS COUNTY. MISSOURI RECORDS AND NO LONGER AFFECTS THE SUBJECT TRACT

NO COMMENT BY SURVEYOR.

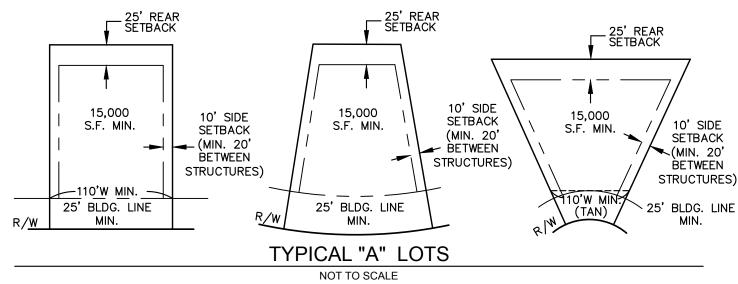
EM 9: EASEMENT GRANTED TO UNION ELECTRIC CO. OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 2105 PAGE 311. RELEASED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 2023032100495 AND DOCUMENT NO. 2023040400237 OF

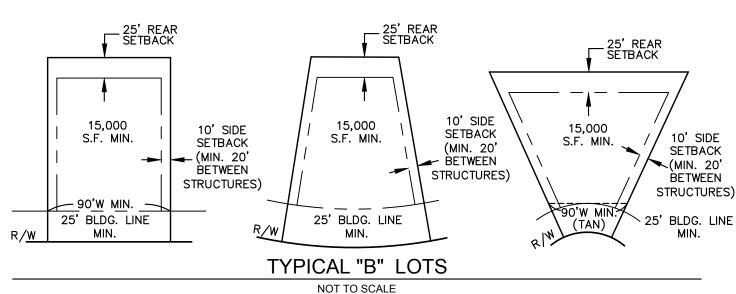
PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENT GRANTED TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT ACCORDING TO INSTRUMENT RECORDED IN BOOK 20757 PAGE 886. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT. EASEMENT RIGHTS TO SPIRE MISSOURI INC. RELEASED BY DOCUMENT NO. 2022092800520, RIGHTS TO SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T MISSOURI RELEASED BY DOCUMENT NO. 2023010500465, RIGHTS TO CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC RELEASED BY DOCUMENT NO. 2023010400410, RIGHTS TO MISSOURI-AMERICAN WATER COMPANY RELEASED BY DOCUMENT NO. 2023010500466, RIGHTS TO METROPOLITAN ST. LOUIS SEWER DISTRICT RELEASED BY DOCUMENT NO. 2022111600057, RIGHTS TO UNION ELECTRIC COMPANY D/B/A 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. AFFECTS THE COMMON GROUND AND LOTS 19B THROUGH 31B INCLUSIVE OF 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 OWNERS' POLICY OF TITLE INSURANCE AND AFFECT THE SUBJECT TRACT AS SHOWN HEREON. AFFECTS LOT 1B AND LOT 2B OF 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:

SCHAEFFER'S GROVE DEVELOPMENT, LLC & McBRIDE SCHAEFFER'S GROVE, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PH. (314) 487-5617

THIS IS TO CERTIFY TO SCHAEFFER'S GROVE DEVELOPMENT, LLC AND McBRIDE SCHAEFFER'S GROVE, LLC THAT WE HAVE, DURING THE MONTH OF JUNE, 2021, PERFORMED A 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, 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", 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 PROPERTY 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. #2007017963

SHEET 1 OF 4

