

## Planning Commission Staff Report

**Meeting Date:** March 11, 2024

**From:** Shilpi Bharti, Planner *SB*

**Location:** North side of Wild Horse Creek Road and across from Wildhorse Parkway Drive

**Petition:** **Tara Ridge (RP):** A Record Plat for a 35.0-acre tract of land of Tara Ridge Subdivision zoned “PUD” Planned Unit Development located on the north side of Wild Horse Creek Road and across from Savonne Court (18V130099, 18V140065, 18V140098).

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### **SUMMARY**

The Sterling Company, on behalf of Tara Ridge Development, LLC has submitted a Record Plat for a 35.0-acre tract of land zoned “PUD” Planned Unit Development. The Record Plat will establish 35 lots, common grounds, and public roadways.

### **SITE HISTORY**

The subject site was zoned “NU”—Non-Urban prior to the City’s incorporation.

1990—Conditional Use Permit issued for 17803 Wild Horse Creek Rd. to allow bulk sale of sand, gravel, mulch and similar supplies (C.U.P. 09-1990).

1997—17831 Wild Horse Creek Rd. rezoned from “NU” to “R1” as part of the Tara at Wildhorse subdivision (Ordinance 1316).

1999—17815 and 17831 Wild Horse Creek Rd. rezoned from “NU” and “R1”, respectively, to a new “LLR” District to accommodate a proposed private school use (Ordinance 1518).



Figure 1: Subject Site Aerial

2015—17803 Wild Horse Creek Rd. rezoned from “NU” to “LLR”, incorporating the site into the 35-acre tract of land for a proposed accessory dormitory use for a private school (Ordinance 2847).

2021 —The three parcels (17803, 17815 and 17831 Wild Horse Creek Road) were rezoned from “LLR” to “E-1AC” and then from “E-1AC” to “PUD” to develop 35 single family homes. The Site Development application was withdrawn and the site was not developed.

2022— City received a petition to rezone the parcel from “PUD” Planned Unit Development to “E-1AC”. The petition was denied by City Council by a vote of 8-0.

2023 – A Site Development Plan, Landscape Plan, and Tree Preservation Plan were approved by the Planning Commission. The Improvement plan for the subdivision was also approved in 2023, and grading permit is issued for the site.

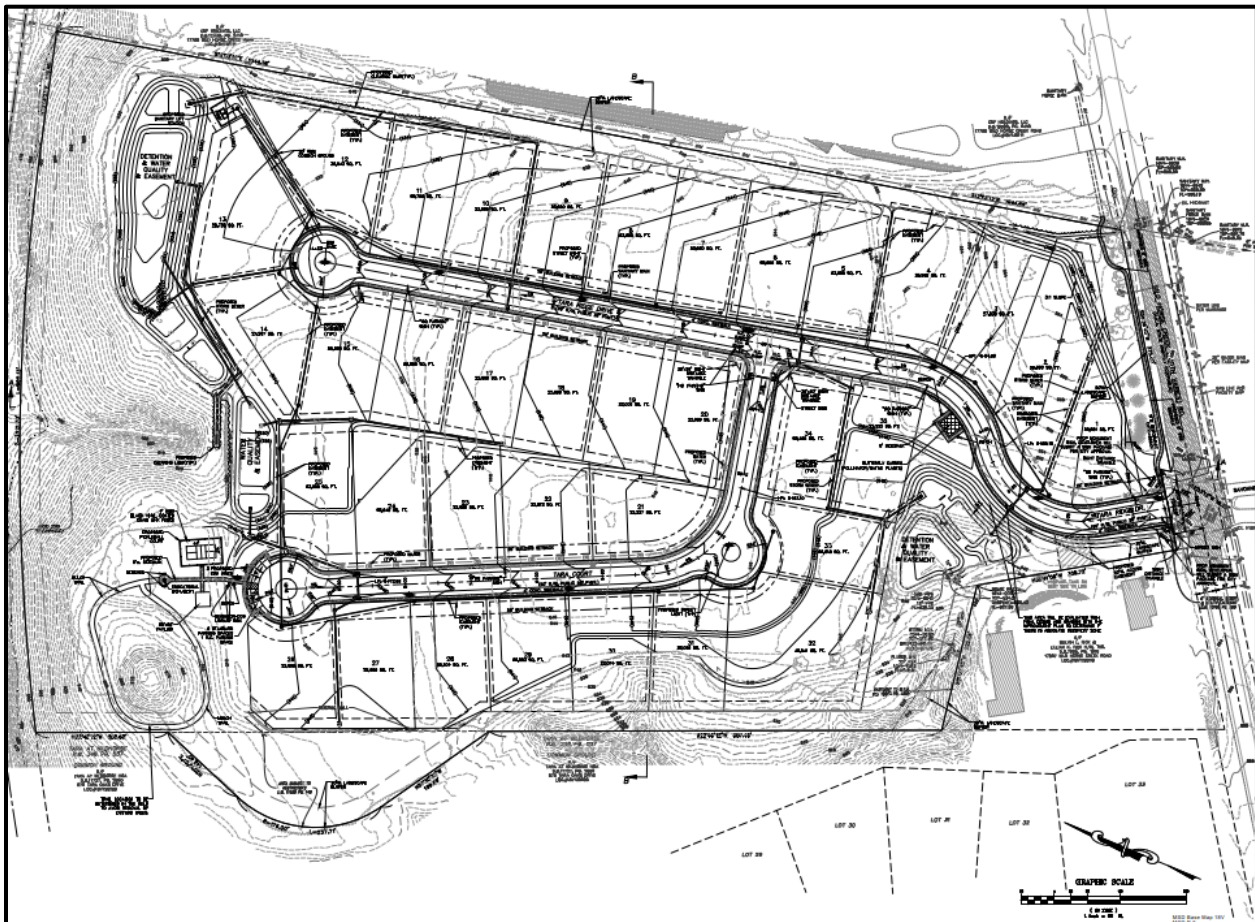


Figure 2: Approved Site Development Plan

## **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. The Record Plat of the Tara Ridge development would establish 35 single family lots, common grounds and the public roads Tara Ridge Drive and Tara Ridge Court. The common ground includes multiple amenities that include a butterfly garden, neighborhood library box, pavilion, pickle ball court, educational monument of

Blake Mound, and benches. The submitted Record Plat is in the same lot configuration and amenities that exists in the recently approved Site Development Plan. There was a mulch trail proposed around the Blake Mound that was previously approved on the Site Development Plan. The mulch trail is now removed at the request of Mark Leach to mitigate impact to the mound.

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. As per the 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.

Below in Figure 3 is an image that outlines the Record Plat.

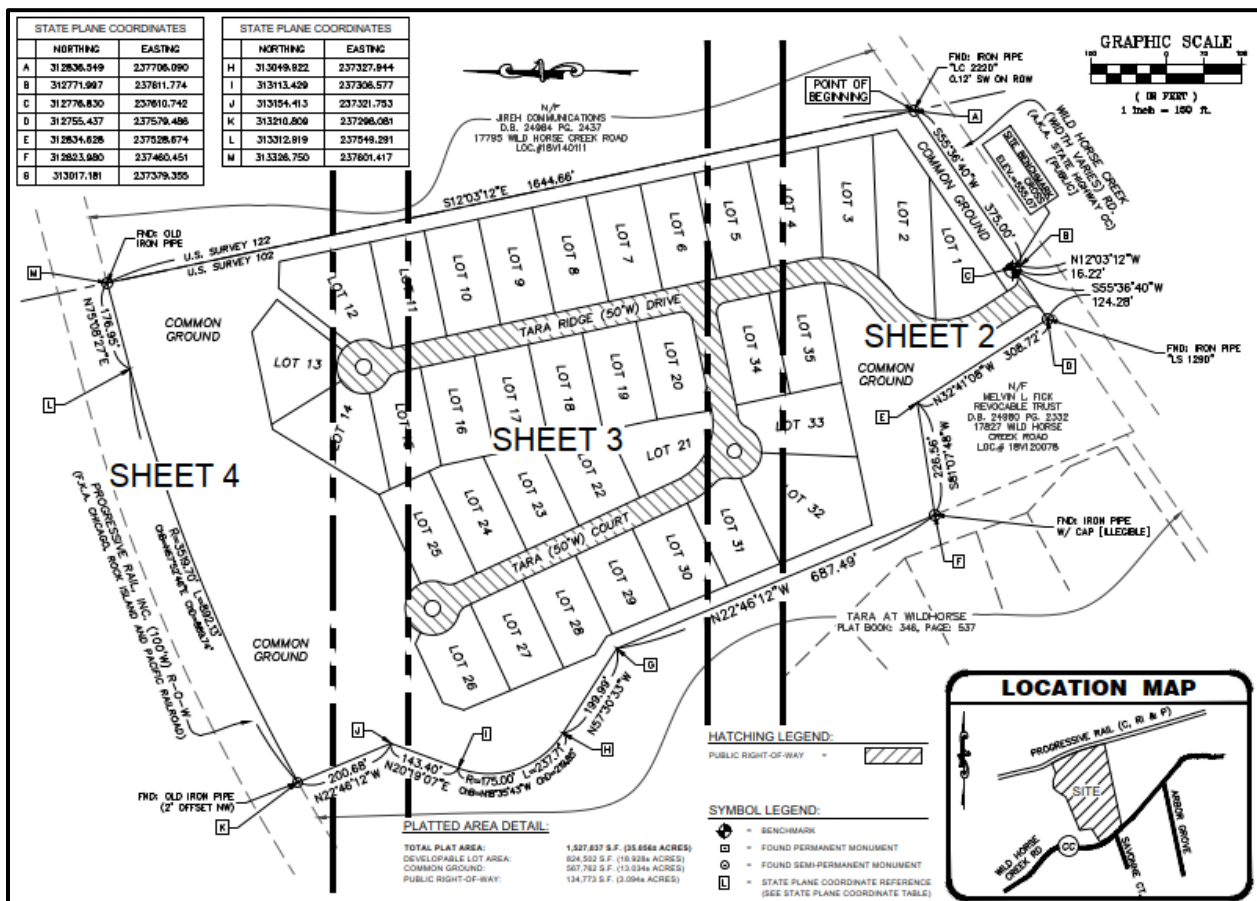


Figure 3: Record Plat

**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 of the Tara Ridge 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 of the Tara Ridge subdivision."
  
- 2.) "I move to approve the Record Plat of the Tara Ridge subdivision with the following conditions..." (Conditions may be added, eliminated or modified)

Attachments

1. Record Plat

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING 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 "TARA RIDGE" TARA COURT (50 FEET WIDE) AND TARA RIDGE DRIVE (50 FEET WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDABOUTS AND THE 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. THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, 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, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER. SIDEWALKS LOCATED WITHIN THE COMMON GROUND AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE TARA RIDGE HOMEOWNERS' ASSOCIATION.

THE PARKING EASEMENTS/AREAS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TARA RIDGE HOMEOWNERS' ASSOCIATION FOR USE BY THE LOT OWNERS, THEIR GUESTS AND INVITEES FOR THEIR PRIVATE USE. MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE PARKING EASEMENTS AREAS IS THE RESPONSIBILITY OF THE TARA RIDGE HOMEOWNERS' ASSOCIATION.

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, ANY STRUCTURES, PLANTS OR GRADING WHICH ARE NOT 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. SIDEWALKS SHALL BE ALLOWED IN THE SIGHT DISTANCE EASEMENTS.

THE LANDSCAPE BUFFERS, AS SHOWN CROSS-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 LANDSCAPE BUFFERS. PUBLIC SIDEWALKS, PUBLIC ROADWAYS, PRIVATE ROADWAYS, FENCES, AND UTILITIES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFERS. NATURAL VEGETATION AND LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE TARA RIDGE HOMEOWNERS' ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE LANDSCAPE BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD, MISSOURI.

THE AREA DEFINED AS "BLAKE MOUND AREA" ON THIS PLAT IS TO BE PRESERVED AND PROTECTED IN PERPETUITY. THE BLAKE MOUND AREA SHALL BE MAINTAINED AND PRESERVED BY THE TARA RIDGE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE RESTRICTIVE COVENANT AND TARA RIDGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT ("DECLARATION"). THE BLAKE MOUND AREA SHALL BE RESPECTED AS A HISTORICAL SITE AND ANY AND ALL BUILDING, DIGGING, UNNECESSARY DISTURBANCE OF THE SOIL (BEYOND ROUTINE MAINTENANCE BY THE TARA RIDGE HOMEOWNERS' ASSOCIATION), AND/OR USE OF HEAVY EQUIPMENT IS STRICTLY PROHIBITED ON THE MOUND. THE MOUND IS NOT OPEN TO THE PUBLIC, ONLY RESIDENTS OF THE TARA RIDGE SUBDIVISION AND THEIR GUESTS AND INVITEES ARE ALLOWED AS FURTHER SPECIFIED IN THE DECLARATION. WALKING ON THE MOUND IS ALLOWED, BUT MUST BE PERFORMED IN A RESPECTFUL MANNER THAT DOES NOT CAUSE ANY DAMAGE OR SOIL DISTURBANCE OF ANY KIND.

THE "BLAKE MOUND MONUMENT AREA", AND ACCESS THERETO AS SHOWN ON THIS PLAT IS THE AREA IN WHICH AN INFORMATIONAL/EDUCATIONAL MONUMENT WILL BE CONSTRUCTED ABOUT BLAKE MOUND. THIS MONUMENT SHALL BE MAINTAINED BY THE TARA RIDGE HOMEOWNERS' ASSOCIATION.

THE ACCESS EASEMENT, AS SHOWN IN THE COMMON GROUND OF THIS PLAT, IS HEREBY DEDICATED TO THE CURRENT OWNERS OF 17827 WILD HORSE CREEK ROAD, THEIR SUCCESSORS AND/OR ASSIGNS, GUESTS, AND INVITEES FOR PRIVATE USE AS A ROADWAY FOR THE PURPOSES OF INGRESS AND EGRESS FOREVER. MAINTENANCE OF SAID ROADWAY SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNERS OF 17827 WILD HORSE CREEK ROAD, THEIR SUCCESSORS AND/OR ASSIGNS.

THE TARA RIDGE HOMEOWNERS' ASSOCIATION MAY ERECT SUBDIVISION SIGNAGE/MONUMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE COMMON GROUND/COMMON OPEN SPACE AREAS(S), AS SHOWN ON THIS PLAT LABELED "ENTRANCE MONUMENT AREA", WHICH SHALL BECOME THE MAINTENANCE RESPONSIBILITY OF THE TARA RIDGE HOMEOWNERS' ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS. SUBDIVISION SIGNMENTS, LANDSCAPING, AND IRRIGATION WITHIN THE ENTRANCE MONUMENT AREA SHALL NOT BE MODIFIED WITHOUT AUTHORIZATION, APPROVAL, AND PERMIT BY THE CITY OF CHESTERFIELD, MISSOURI.

THE PUMP STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ITS AGENTS, SUCCESSORS, AND ASSIGNS, FOR EXCLUSIVE RIGHTS TO BUILD AND MAINTAIN A LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT(S) SO GRANTED AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR REPAIR OF THE AFORESAID LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS, ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES. THE METROPOLITAN ST. LOUIS SEWER DISTRICT MAY FROM TIME TO TIME ENTER UPON SAID PREMISES TO CONSTRUCT, RECONSTRUCT, REPLACE, MAINTAIN, OR REPAIR THE AFORESAID LIFT AND/OR PUMP STATION, SEWER OR SEWERS, INCLUDING STORMWATER IMPROVEMENTS, INGRESS AND EGRESS ROADWAY, APPURTENANCES, FENCING, GATES, AND NECESSARY SERVICE AND/OR UTILITY LINES, AND MAY ASSIGN ITS RIGHTS IN THIS EASEMENT(S) TO THE STATE, COUNTY, CITY, OR OTHER POLITICAL SUBDIVISIONS OF THE STATE. THE EASEMENT HEREBY GRANTED IS IRREVOCABLE AND SHALL CONTINUE FOREVER.

THE PUMP STATION ACCESS EASEMENTS, AS SHOWN IN THE COMMON GROUND OF THIS PLAT, ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS FOR INGRESS & EGRESS PURPOSES TO ACCESS THE PUMP STATION. MAINTENANCE OF ANY PAVEMENT LOCATED WITHIN THE PUMP STATION ACCESS EASEMENT, INCLUDING WHERE THE PUMP STATION ACCESS EASEMENT OVERLAPS THE PUMP STATION EASEMENT, SHALL BE THE RESPONSIBILITY OF THE TARA RIDGE HOMEOWNERS' ASSOCIATION.

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 PERMIT 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 TARA RIDGE HOMEOWNERS' ASSOCIATION.

THE STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE REQUIRED STORMWATER MANAGEMENT FEATURES. ALSO KNOWN AS BMP(S) (BEST MANAGEMENT PRACTICES), THE RESERVE AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 28TH DAY OF AUGUST, 2023, AND RECORDED ON THE 31ST DAY OF AUGUST, 2023 IN DOCUMENT NO. 202309100195 OF THE ST. LOUIS COUNTY RECORDS.

THE TARA RIDGE HOMEOWNERS' ASSOCIATION SHALL BE OBLIGATED TO MAINTAIN, REPAIR, CONSTRUCT, IMPROVE AND OPERATE THE STORMWATER MANAGEMENT RESERVE AREAS 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 (23MSD-00187).

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE TARA RIDGE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AS DAILY NO. \_\_\_\_\_ IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE TARA RIDGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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 \_\_\_\_\_, 2024.

TARA RIDGE DEVELOPMENT, LLC  
BY: \_\_\_\_\_  
JEREMY ROTH, AUTHORIZED AGENT  
STATE OF MISSOURI \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, 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 TARA RIDGE 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 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

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

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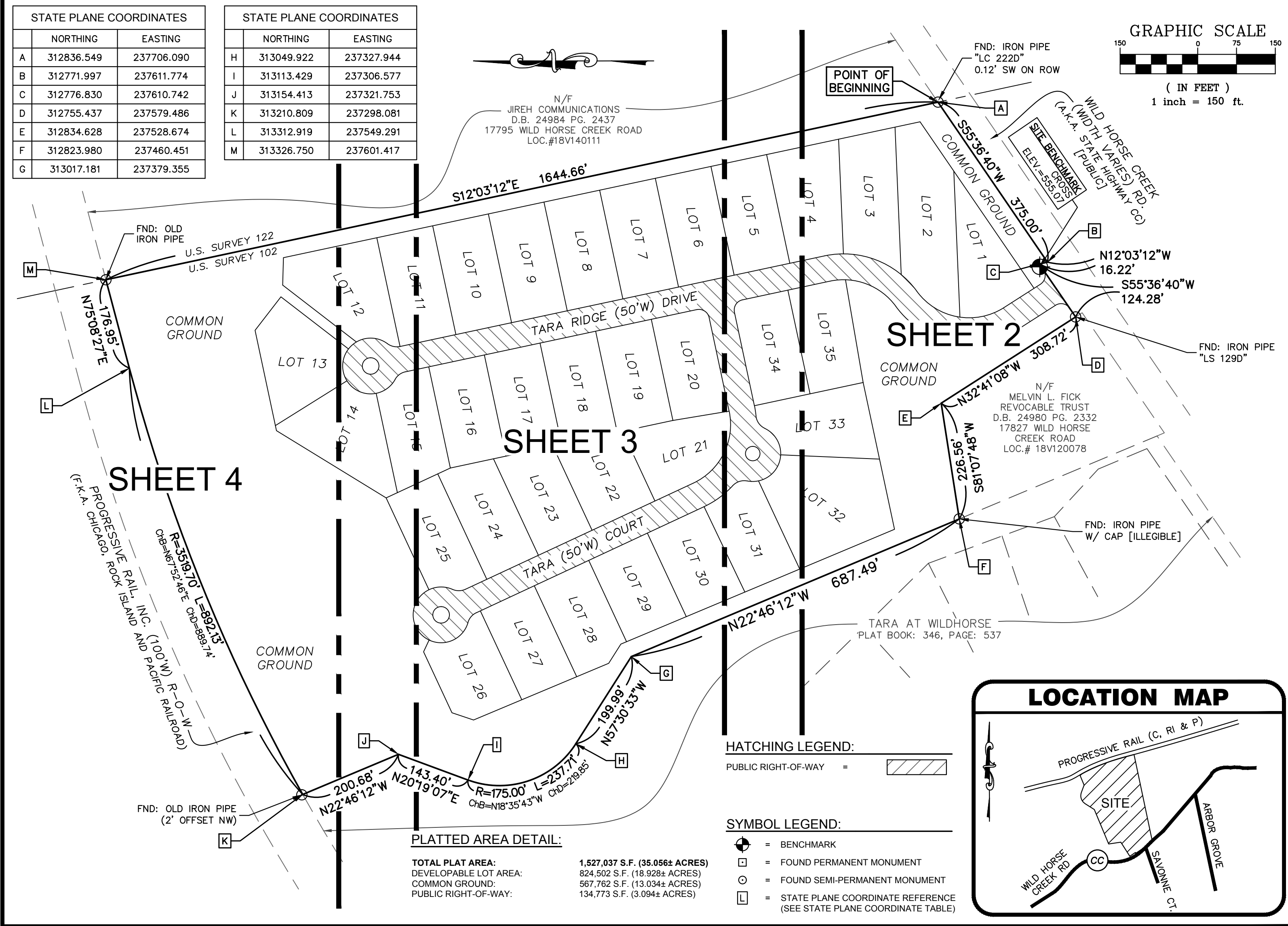
NOTARY PUBLIC

NOTARY PUBLIC

TARA RIDGE

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF "A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST" (PLAT BOOK 338 PAGE 96) AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF "A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST" (PLAT BOOK 346 PAGE 353), ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. ZONED "PUD" PLANNED UNIT DEVELOPMENT ACCORDING TO CITY OF CHESTERFIELD ORDINANCE NO. 3189

DEVELOPMENT OVERVIEW & SHEET INDEX



CITY OF CHESTERFIELD: THIS IS TO CERTIFY THAT THE RECORD PLAT OF "TARA RIDGE" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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

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 OUTCLAIM 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 \_\_\_\_\_, 2024.

LENDER: \_\_\_\_\_  
BY: \_\_\_\_\_

PRINT NAME AND TITLE

STATE OF MISSOURI \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, 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 \_\_\_\_\_

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

NOTARY PUBLIC

NOTARY PUBLIC

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 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 1,527,037 SQUARE FEET (35,056 ACRES MORE OR LESS), AND A TOTAL OF 35 LOTS.
- 3. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- 4. THE SUBJECT TRACT IS CURRENTLY ZONED "PUD" PLANNED UNIT DEVELOPMENT ACCORDING TO THE CITY OF CHESTERFIELD, MISSOURI ORDINANCE NO. 3189, 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.
- 6. SOURCE OF RECORD TITLE: SPECIAL WARRANTY DEED TO TARA RIDGE DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2023070500195 OF THE ST. LOUIS COUNTY RECORDS.
- 7. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) AND FLOOD ZONE "X" SHADED 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" (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 17 PERMANENT AND 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 NO. 0X-14947517, COMMITMENT NO. 23-19919-KEE, WITH A POLICY DATE OF JULY 5, 2023 AT 07:11 AM. THE NOTES REGARDING SCHEDULE B, SPECIAL EXCEPTIONS OF SAID POLICY ARE AS FOLLOWS:  
ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.  
ITEM 4: TERMS AND PROVISIONS OF THE SEWER AGREEMENT, INCLUDING A PROVISION FOR ASSESSMENTS, CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10387 PAGE 2308, BLANKET IN NATURE, AFFECTING ALL OF THE PORTION OF TRACT THAT IS NOT PART OF THE RESTRICTED AREA SHOWN IN ITEM 5 BELOW. DOCUMENT IS A MAINTENANCE AGREEMENT TO MAINTAIN STORM SEWER FACILITIES PER MSD PROJECT NO. P-020088. MAINTENANCE AGREEMENT IS SUPERCEDED BY A NEW MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN DOCUMENT NO. 202309100195, AND NO LONGER AFFECTS THE SUBJECT TRACT.  
ITEM 5: COVENANTS AND RESTRICTIONS CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 11408 PAGE 148 OF THE ST. LOUIS COUNTY RECORDS, DOCUMENT RESTRICTS USE OF THE LAND, STATING THAT IT SHOULD PERPETUALLY REMAIN OPEN SPACE, AREA SUBJECT TO THIS RESTRICTION IS NOTED AND SHOWN HEREON. COVENANTS AND RESTRICTIONS TO BE SUPERCEDED BY THE RECORDING OF THIS PLAT.  
ITEM 6: PERMANENT SIDEWALK, SEWER AND UTILITY EASEMENT CONTAINED IN THE INSTRUMENT RECORDED IN BOOK 10768 PAGE 398 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS SUBJECT PROPERTY IN THE AREA NOTED AND SHOWN HEREON. DOES NOT AFFECT ANY LOTS CREATED BY THIS PLAT.  
ITEM 7: EASEMENT GRANTED TO MSD FOR SEWER PURPOSES RECORDED IN BOOK 10692 PAGE 2359 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS SUBJECT PROPERTY IN THE AREAS NOTED AND SHOWN HEREON, TO BE PARTIALLY RELEASED BY SEPARATE INSTRUMENT.  
ITEM 8: PROPERTY LINES AS ESTABLISHED BY PLAT BOOK 338 PAGE 96 AND BOOK 346 PAGE 353. AFFECT SUBJECT PROPERTY; PROPERTY LINES SHOWN HEREON.  
ITEM 9: SEWER DEDICATION WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 11408 PAGE 1420 OF THE ST. LOUIS COUNTY RECORDS, AFFECTS SUBJECT PROPERTY; DOCUMENT GRANTS SEWERS CONSTRUCTED FOR GATEWAY ACADEMY PER MSD PROJECT NO. P-20088 TO MSD.  
ITEM 10: DEED OF TRUST DATED JUNE 29, 2003 FROM TARA RIDGE DEVELOPMENT, LLC TO STAEL CLUTS, TRUSTEE FOR COMMERCE BANK FILED FOR RECORD ON JULY 6, 2023 AS DOCUMENT NUMBER 2023070600127 IN THE SAINT LOUIS COUNTY, MISSOURI RECORDS.

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 96 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 346 PAGE 353 OF THE ST. LOUIS COUNTY RECORDS, ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED PARCEL B, SAID CORNER BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD (WITH VARIES) AND THE NORTHEAST LINE OF ABOVE SAID U.S. SURVEY 102; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SAID WILD HORSE CREEK ROAD, SOUTH 55°36'40" WEST, 375.00 FEET; NORTH 12°03'12" WEST, 16.22 FEET; AND ALONG A LINE BEING 45 FEET NORTH OF AND PARALLEL TO SAID CENTERLINE, SOUTH 55°36'40" WEST, 124.28 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEE OF THE MELVIN L. FICK REVOCABLE TRUST DATED SEPTEMBER 28, 2005 BY DOCUMENT RECORDED IN DEED BOOK 24980 PAGES 2332-2335 OF THE ABOVE SAID RECORDS, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID FICK TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 32°41'08" WEST, 308.72 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 75°08'27" EAST, 176.95 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID ADJUSTED TRACT A; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID ADJUSTED TRACT A AND ITS PROLONGATION, BEING THE EAST LINE OF SAID ADJUSTED PARCEL B, SOUTH 12°03'12" EAST, 164.66 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,527,037 SQUARE FEET, OR 35,056 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2021 UNDER ORDER NUMBER 20-07-232.

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JULY 28, 2021 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MO51 AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 302843.569 METERS AND EAST (X) = 253367.387 METERS.

COMBINED GRID FACTOR = 0.999913964 (1 METER = 3.28083333 FEET)

BENCHMARKS:  
PROJECT BENCHMARK #1:  
ST. LOUIS COUNTY BM 11127 ELEVATION = 583.28 (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-39A SITUATED IN A GRASSY AREA NORTHWEST OF WILD HORSE CREEK ROAD 240 FEET MORE OR LESS SOUTHWEST OF THE CENTERLINE OF TARA OAKS DRIVE AND SITUATED SOUTH AND WEST OF A PRIVATE ROAD KNOWN AS TUMA LANE; ROUGHLY 24 FEET NORTHWEST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 67 FEET SOUTH OF A UTILITY POLE, AN 043 FEET SOUTH OF THE EASTERNMOST CORNER OF A PASTURE FENCE SITUATED NORTHWEST OF TUMA LANE.

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 GREYSTONE MANOR PARKWAY; ROUGHLY 28 FEET SOUTHWEST OF THE CENTERLINE OF WILD HORSE CREEK ROAD, 18 FEET NORTHWEST OF A SIDEWALK, AND 26 FEET NORTH OF A UTILITY POLE.

SITE BENCHMARK: ELEVATION = 555.07 (NAVD 88)

"CROSS" CUT IN CONCRETE WALK AT EAST SIDE OF ENTRANCE DRIVE TO GATEWAY ACADEMY AT 17815 WILD HORSE CREEK ROAD; 47 FEET NORTH OF THE CENTERLINE OF WILD HORSE CREEK ROAD; 7 FEET EAST OF THE SOUTHEAST CORNER OF CONCRETE WATER VAULT NEXT TO ENTRANCE MONUMENT; 6 FEET WEST OF THE EAST END OF WALK.

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 20-07-232  
THE STERLING COMPANY  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
PHONE: (314) 487-0440

TARA RIDGE DEVELOPMENT, LLC & MCBRIDE TARA RIDGE, LLC  
5591 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
PH: (314) 487-5617

THIS IS TO CERTIFY TO TARA RIDGE DEVELOPMENT, LLC AND MCBRIDE TARA RIDGE, LLC THAT WE HAVE, DURING THE MONTH OF AUGUST, 2021, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF "A TRACT OF LAND IN U.S. SURVEY 102, TOWNSHIP 45 NORTH - RANGE 3 EAST" (PLAT BOOK 338 PAGE 96) AND PART OF ADJUSTED TRACT A OF "BOUNDARY ADJUSTMENT PLAT OF "A TRACT OF LAND IN U.S. SURVEY 102, IN TOWNSHIP 45 NORTH - RANGE 3 EAST" (PLAT BOOK 346 PAGE 353), ALL LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST, 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

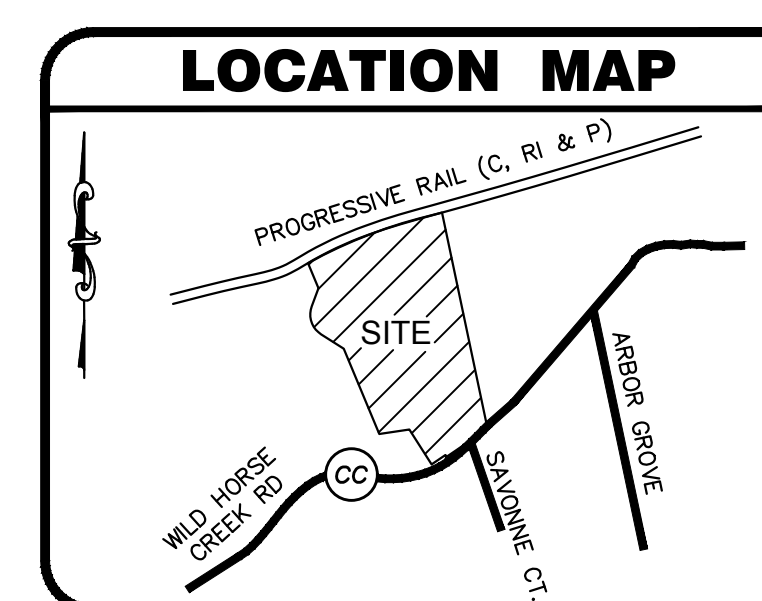
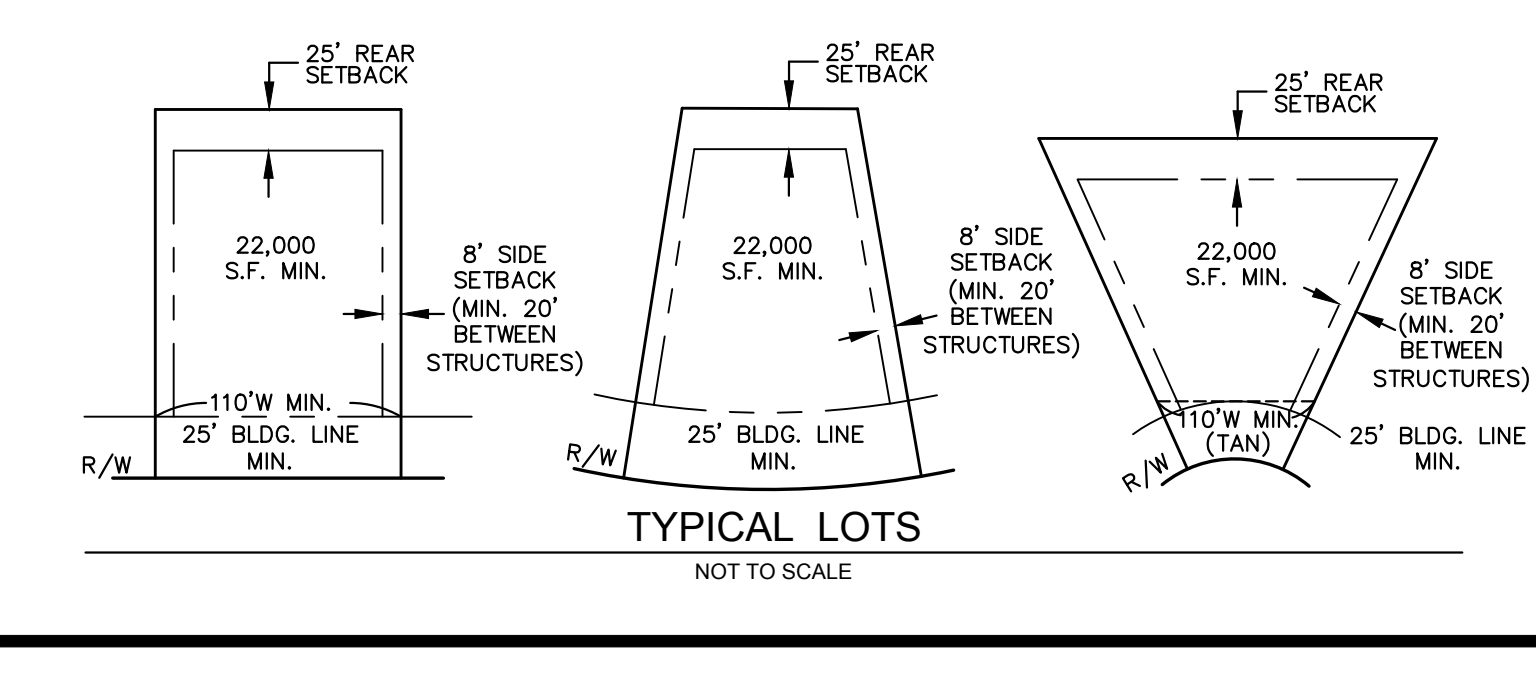
JAMEY A. HENSON, P.L.S., VICE PRESIDENT  
MO. REG. L.S. #2007017963

DATE: 3/05/2024

SHEET 1 OF 4

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

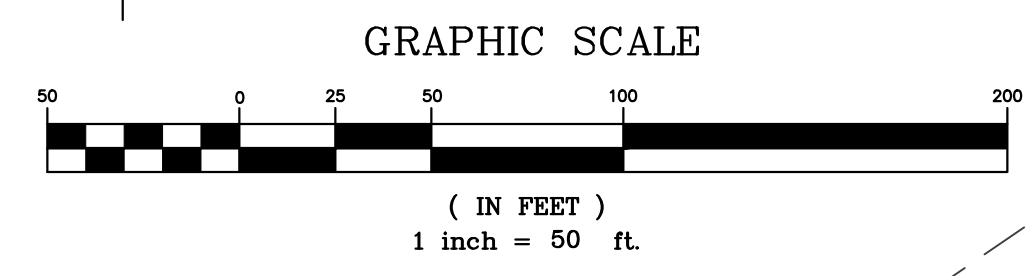
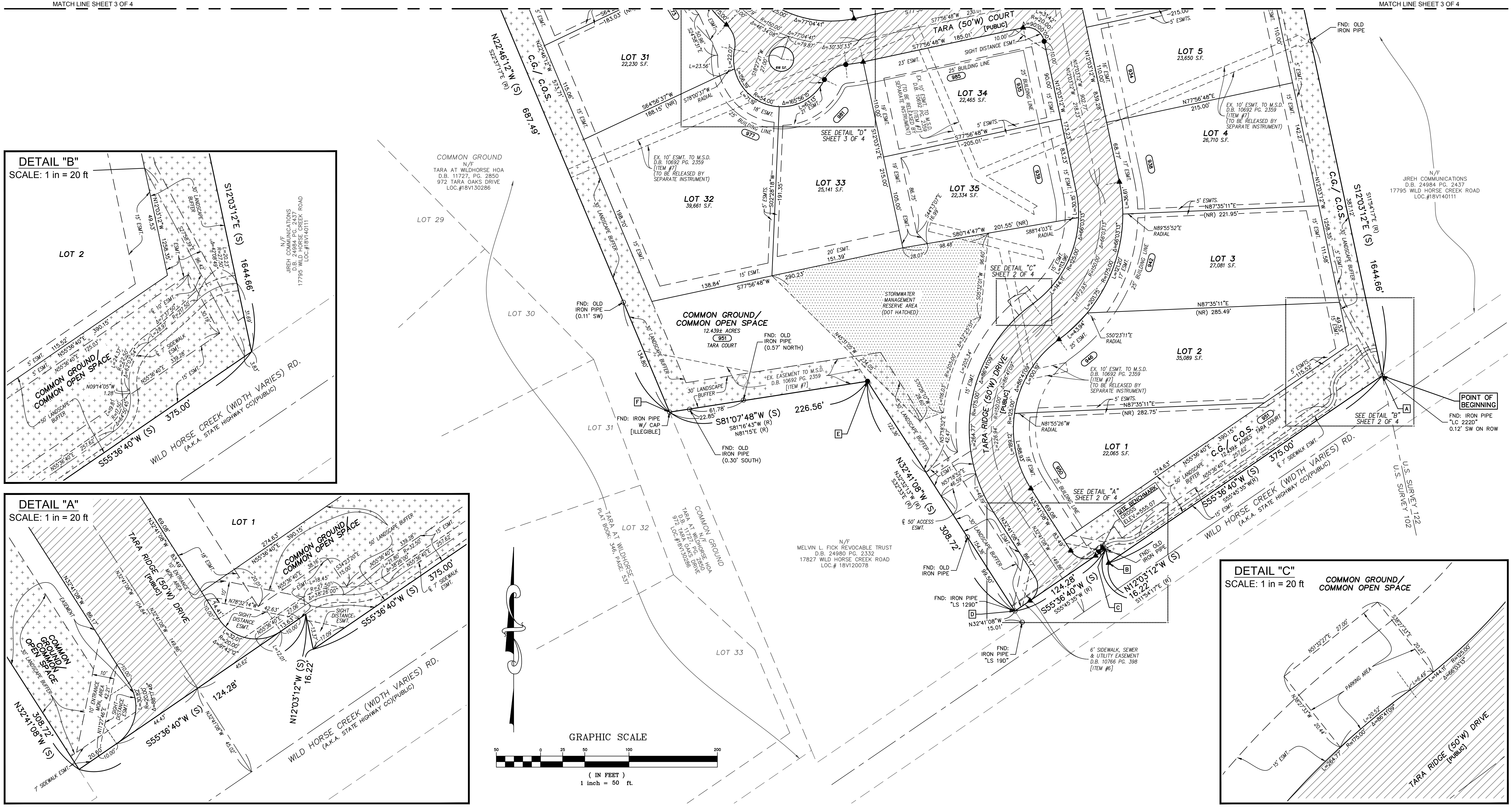
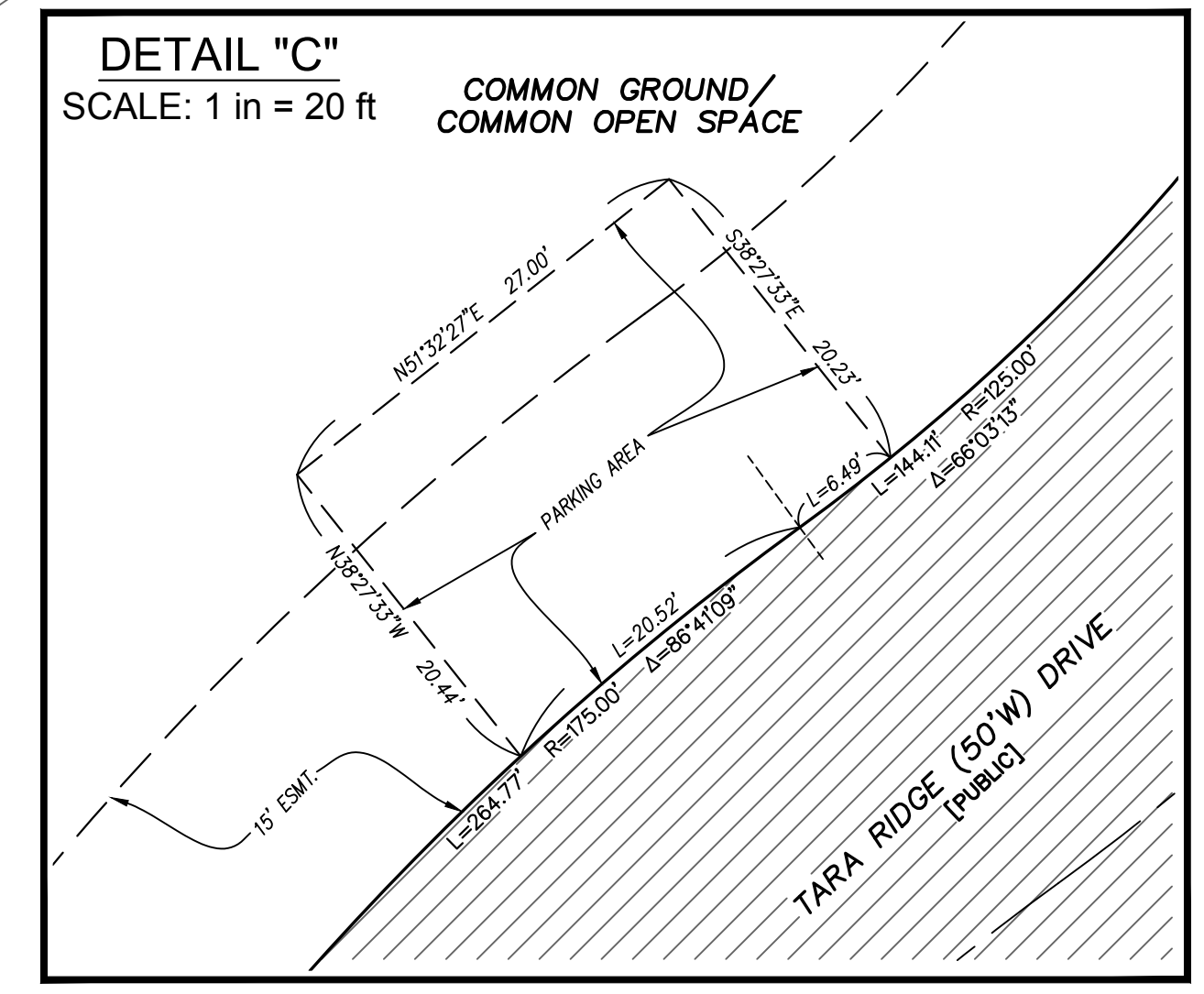
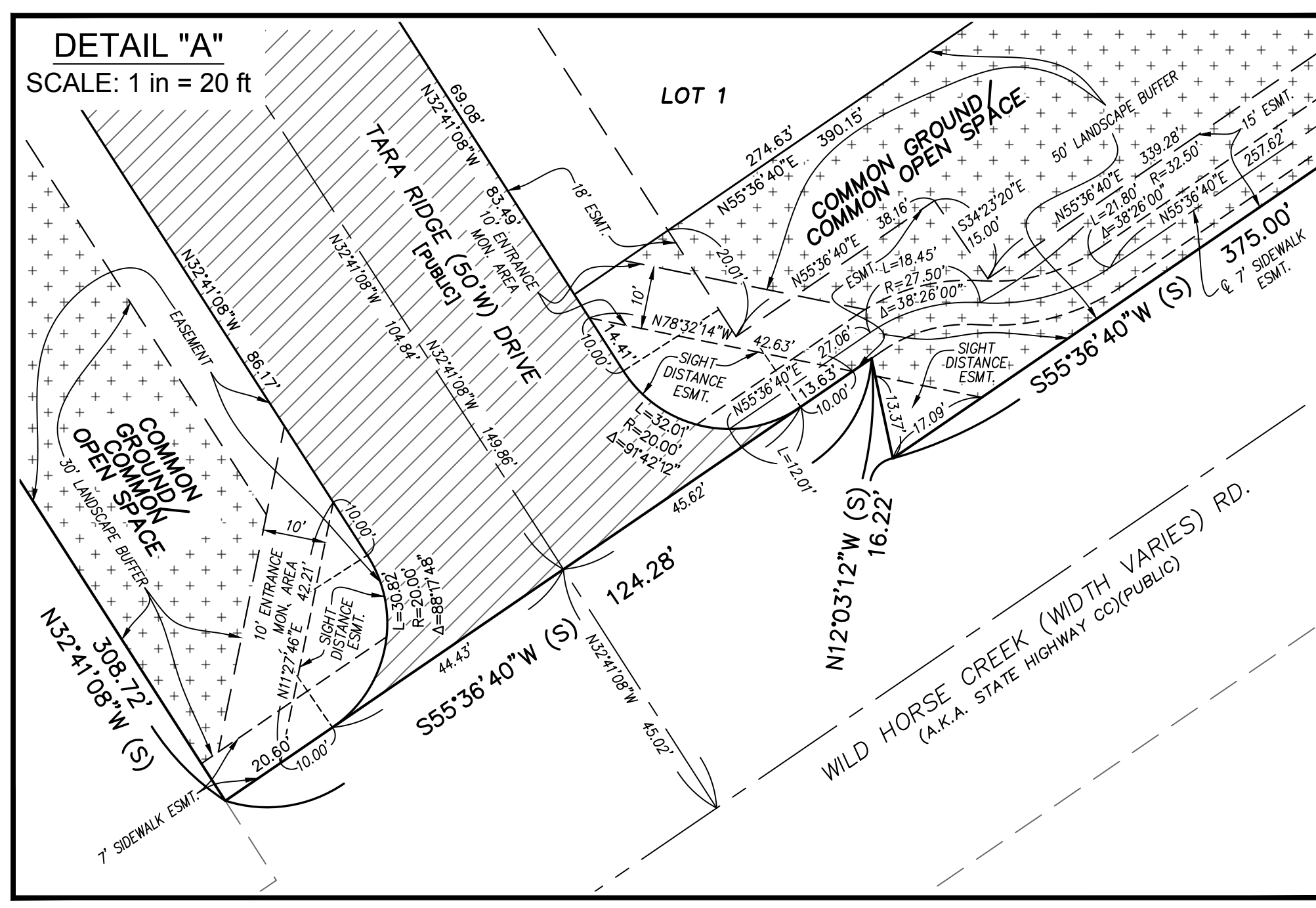
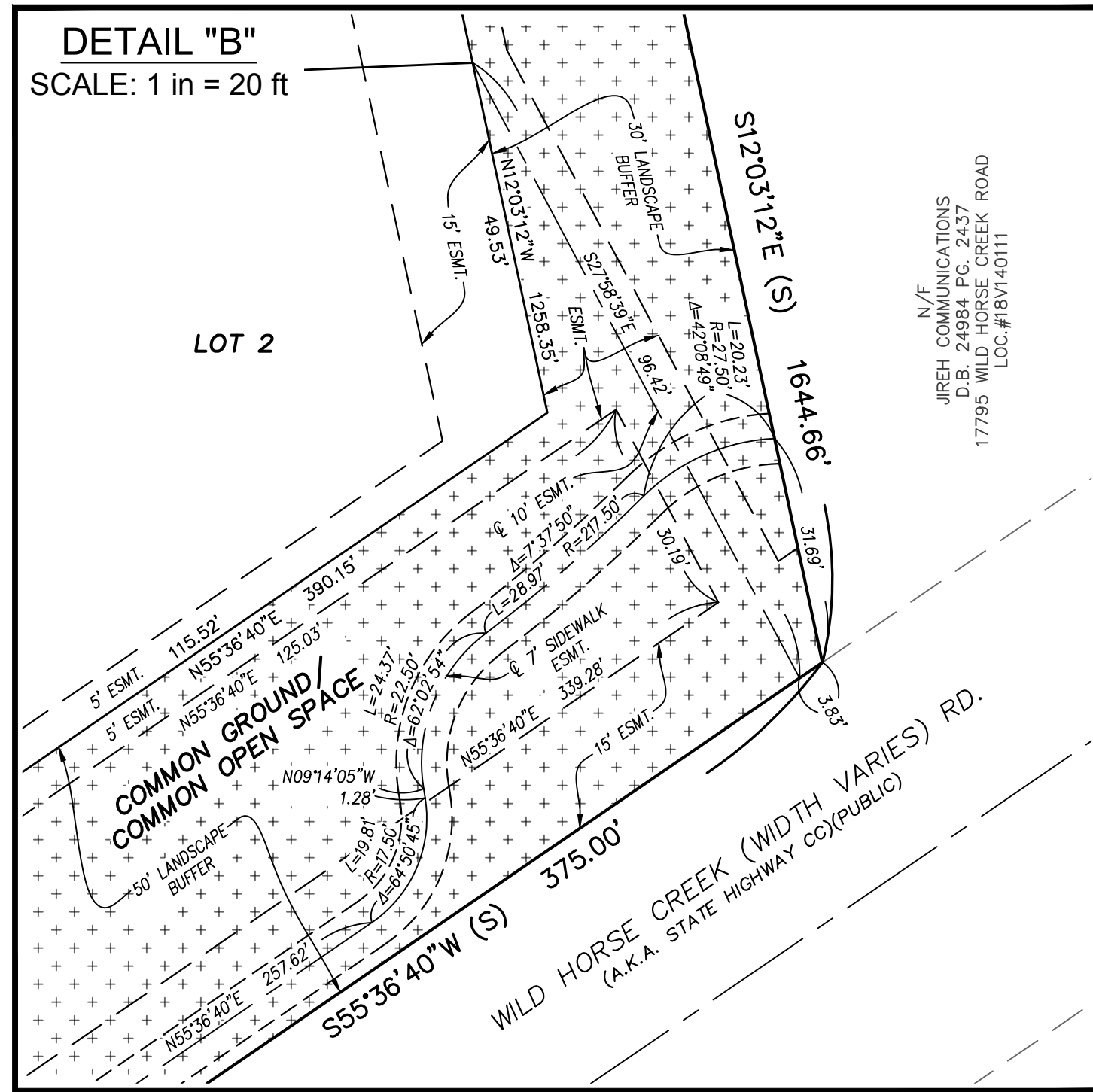
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CHECKED BY:	JAH	DATE: MAR. 4, 2024
JOB NO.:	20-07-232	TARA RIDGE



# TARA RIDGE

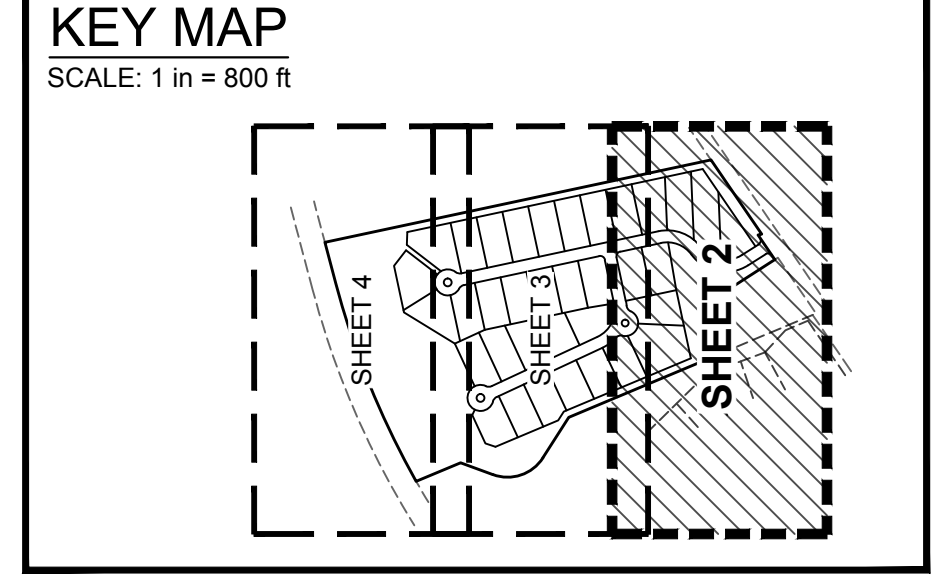
MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 3 OF 4



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<b>CHECKED BY:</b>	JAH	<b>DATE:</b>	MAR. 4, 2024
<b>JOB NO.:</b>	20-07-232	TARA RIDGE	



STATE PLANE COORDINATES		STATE PLANE COORDINATES			
NORTHING	EASTING	NORTHING	EASTING		
A	312836.549	237706.090	H	313049.922	237327.944
B	312771.997	237611.774	I	313113.429	237306.577
C	312776.830	237610.742	J	313154.413	237321.753
D	312755.437	237579.486	K	313210.809	237298.081
E	312834.628	237528.674	L	313312.919	237549.291
F	312823.980	237460.451	M	313326.750	237601.417
G	313017.181	237379.355			

- 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
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  - P.V.M.T. = PAYMENT
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  - 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" IROD W/ ALUMINUM CAP).
  - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IROD W/ PLASTIC CAP OR CUT CROSS).
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - +
  - ⊕ = FOUND CROSS
  - ⊙ = FOUND ANCHOR
  - ⊕ = BENCHMARK
  - 523 = ADDRESS
  - = STATE PLANE COORDINATE REFERENCE

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

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY  
 MO REG. 307-D

*J. A. Henson*  
 JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. L.S. #2007017963

3/05/2024 DATE

**STATE OF MISSOURI**  
 PROFESSIONAL LAND SURVEYOR

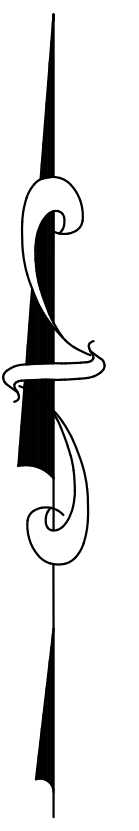
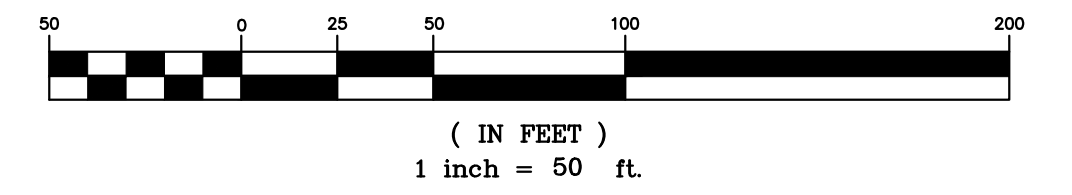
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# TARA RIDGE

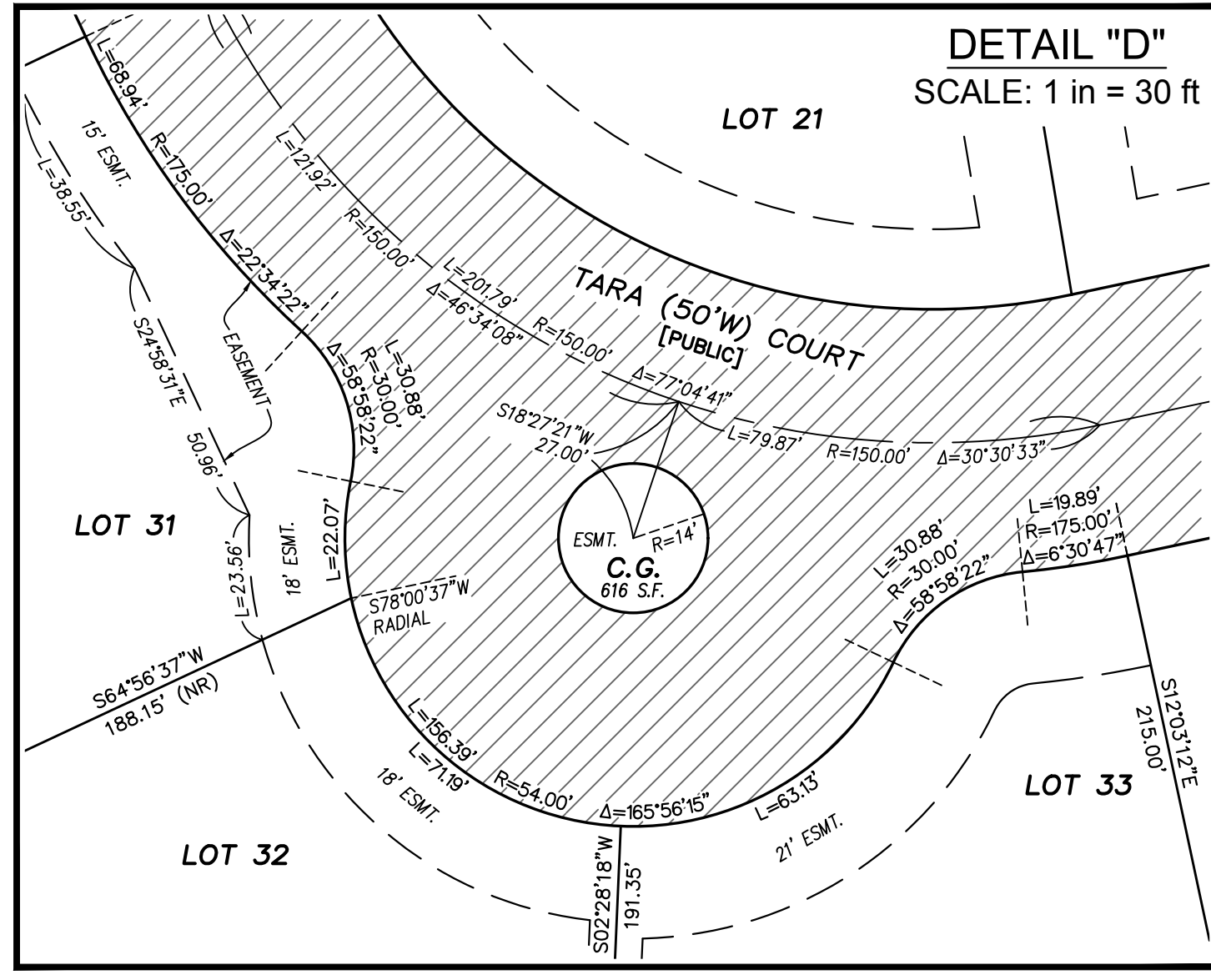
MATCH LINE SHEET 4 OF 4

MATCH LINE SHEET 4 OF 4

GRAPHIC SCALE



**DETAIL "D"**  
SCALE: 1 in = 30 ft

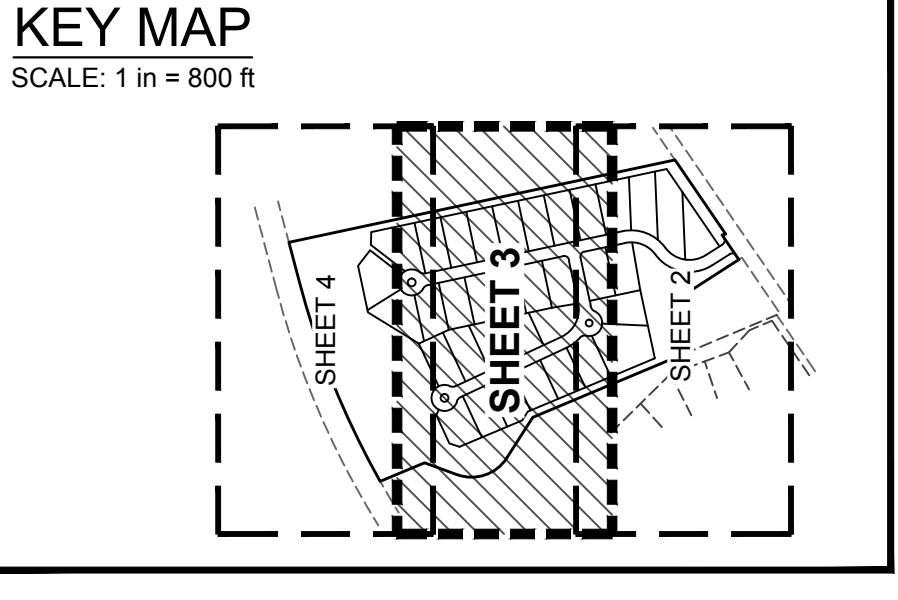


MATCH LINE SHEET 2 OF 4

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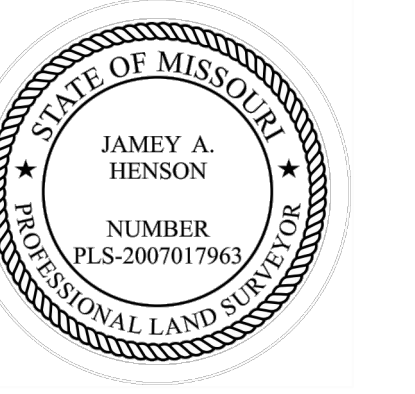
**HATCHING LEGEND:**

- [Diagonal lines] = PUBLIC RIGHT-OF-WAY
- [Dotted pattern] = STORMWATER MANAGEMENT RESERVE AREA
- [Cross-hatch] = LANDSCAPE BUFFER

**SURVEYOR'S CERTIFICATE:**

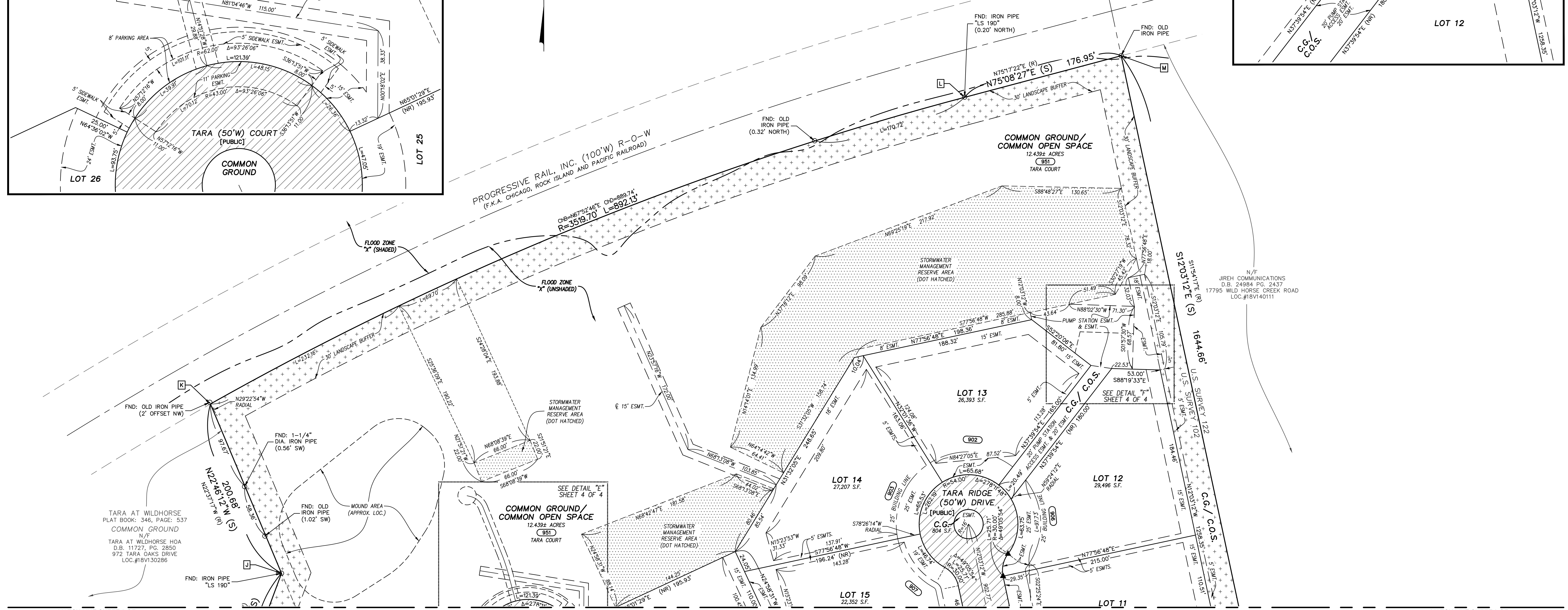
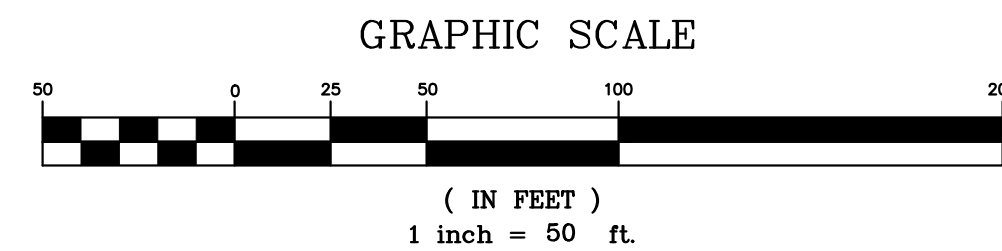
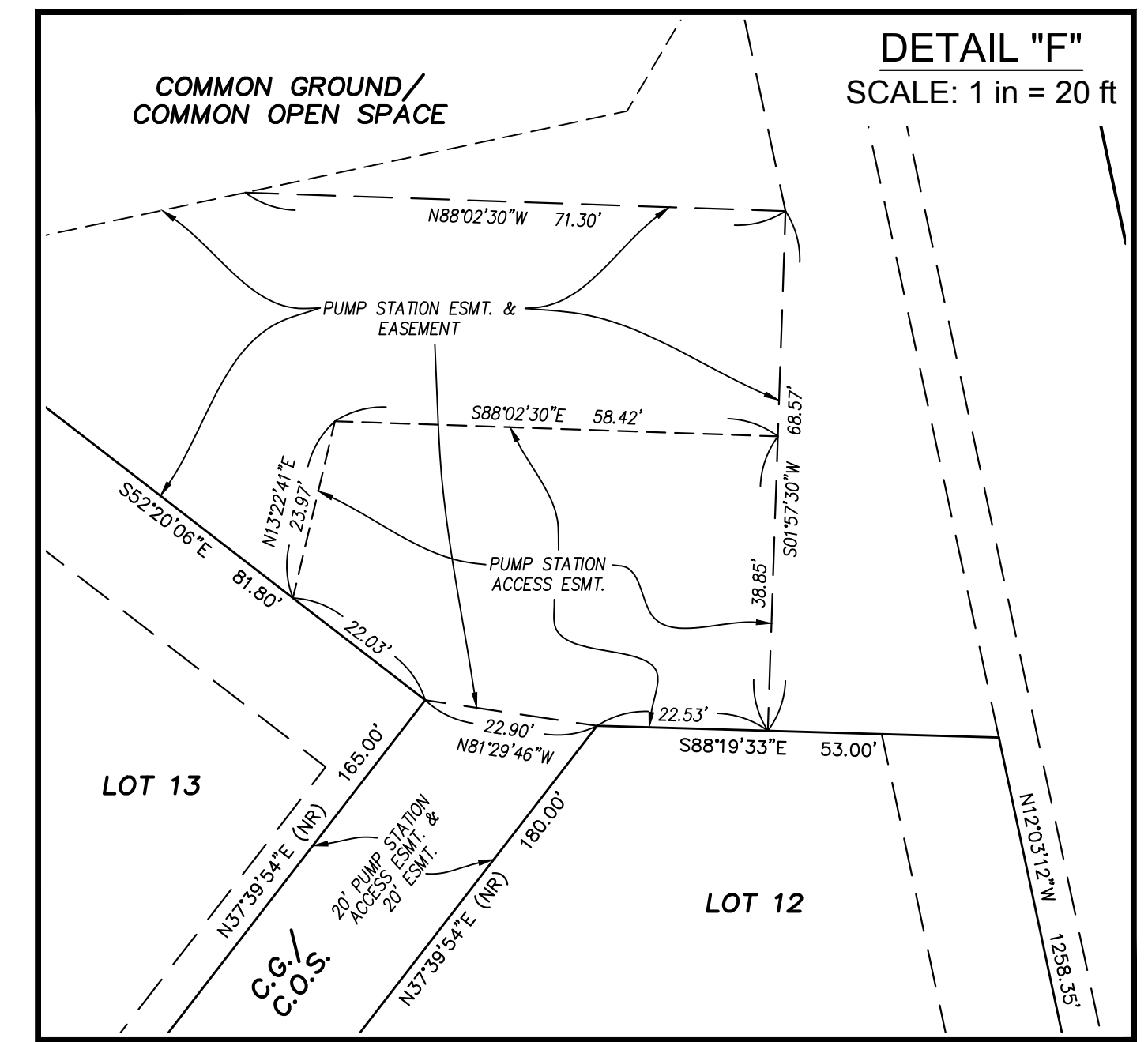
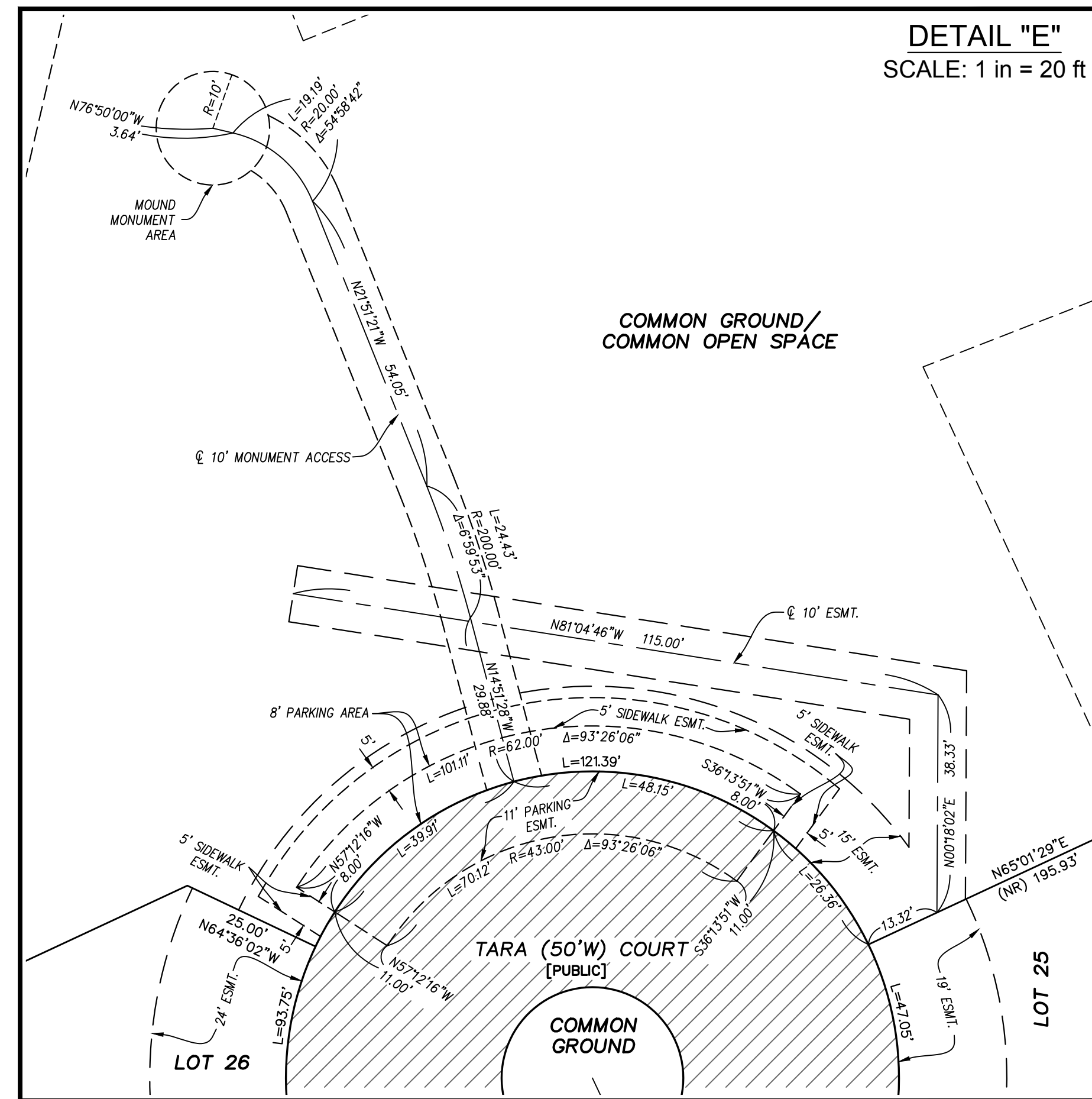
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THE STERLING COMPANY  
MO REG. 307-D

*J. A. Henson*  
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
NO. REG. L.S. #2007017963  
3/05/2024  
DATE



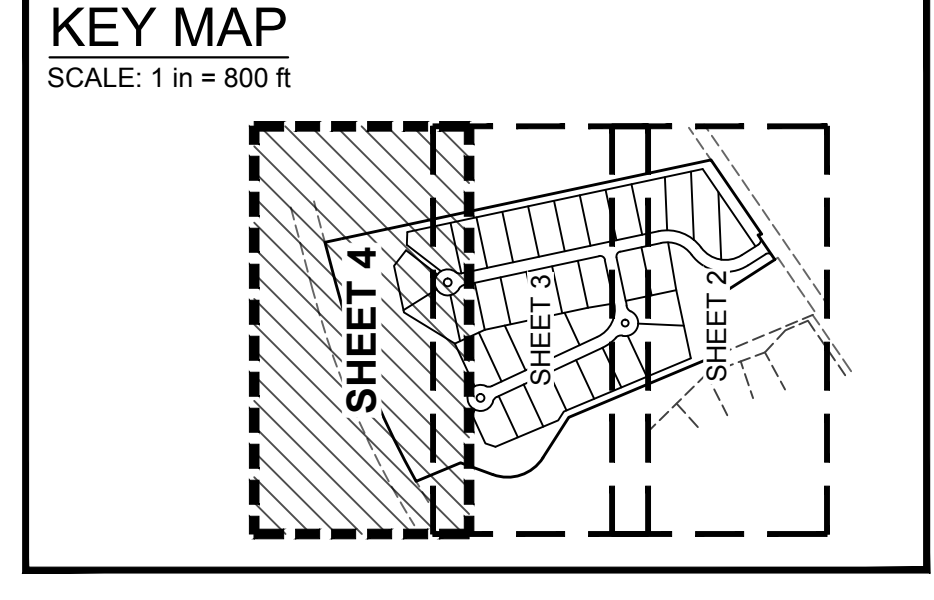
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# TARA RIDGE



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 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
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DRAWN BY:	GFS	MSD P# - 23MSD-00187
CHECKED BY:	JAH	DATE: MAR. 4, 2024
JOB NO.:	20-07-232	TARA RIDGE



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  - ▨ = LANDSCAPE BUFFER

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY  
 MO REG. 307-D

*J.A. Henson*  
 JAMES A. HENSON, P.L.S. - VICE PRESIDENT  
 MO. REG. L.S. #2007017963  
 DATE: 3/05/2024

SHEET 4 OF 4

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