

BILL NO. 3438

ORDINANCE NO. 3232

AN ORDINANCE APPROVING THE EASEMENT PLAT FOR A TRACT OF LAND BEING LOT 2A-2 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579 LOCATED IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a Site Development Section Plan for Lot 2A-2 of Wildhorse Village was approved by City Council on July 18, 2022; and,

WHEREAS, the Planning and Public Works Department has reviewed and recommended approval of the plat entitled "Easement Plat Lot 2A-2"; and,

WHEREAS, City Council has authorized the construction of the Lot 2A-2 Wildhorse Village development; and,

WHEREAS, cross-access and public utility easements are required in conjunction with approval of plans for said construction of development.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby approves the "Easement Plat Lot 2A-2" as depicted in Exhibit A, which is hereto and made part of hereof, and is further described as a tract of land being part of Lot 2A-2 of Wildhorse Village as recorded in Plat Book 369, Page 579.

Section 2. The Acting Mayor and City Clerk are authorized and directed to evidence the approval of said Easement Plat by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 18th day of April, 2023

Bob Reuter
MAYOR

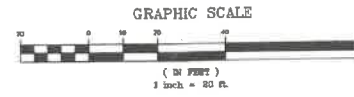
ATTEST:

Vickie McDowd
CITY CLERK

FIRST READING HELD: 04/18/2023

EASEMENT PLAT

A TRACT OF LAND BEING LOT 2A-2 OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PAGE 579 LOCATED IN U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
CO	CLEANOUT
CR	CROSS CREEK
E	ELECTRIC
FL	FLOOR
FT	FEET
HD	HIGHWAY
H	HIGHWAY
MA	MANHOLE
M/T	MANHOLE TIE
PC	PIPE
P.C.	POLYETHYLENE GLYCOL PIPE
P.C.	POUR CONCRETE
A.C.P.	ARMORED CONCRETE PIPE
SC	SEWER
T	TELEPHONE
V.C.P.	VERIFIED CLOT PIPE
WBET	WATER BENCH MARK
W	WATER

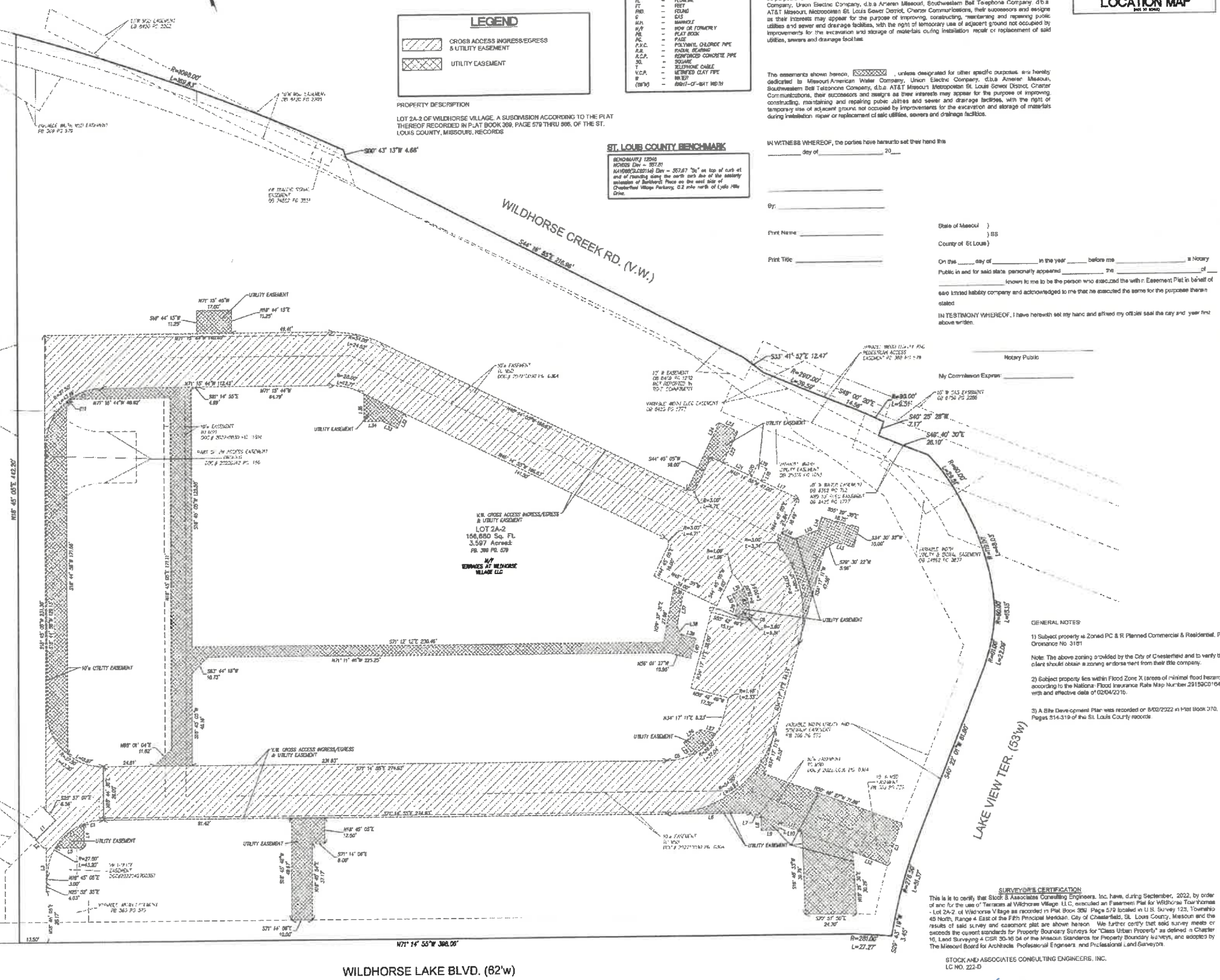
PROPERTY DESCRIPTION
LOT 2A-2 OF WILDHORSE VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 369, PAGE 579 THRU 998, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS

ST. LOUIS COUNTY BENCHMARK
BENCHMARK 1226
MONUMENT 1226
WILDCRICK BLVD - 357.67' N of top of curb at end of roadway along the north east line of the eastern extension of Wildhorse Lane to the east side of Deerfield Village Parkway, 0.2 mile north of Lytle Hill Drive.

Parcel Line Table			
Line #	Length	Direction	Notes
L1	13.87	S84° 18' 18"W	
L2	3.53	S85° 57' 07"E	
L3	21.18	S88° 45' 08"W	
L4	11.62	S88° 45' 08"W	
L5	14.00	N71° 14' 58"W	
L6	45.59	S21° 14' 55"E	
L7	5.31	S88° 38' 8"E	
L8	6.52	S88° 45' 04"W	
L9	6.50	S71° 14' 56"E	
L10	3.11	N15° 45' 07"E	
L11	12.33	S88° 38' 07"E	
L12	10.53	S48° 38' 10"E	
L13	8.88	S55° 38' 38"W	
L14	6.48	N24° 30' 52"E	
L15	12.28	N89° 14' 39"E	
L16	6.80	S45° 14' 52"E	
L17	20.51	S45° 14' 52"E	
L18	6.48	N44° 45' 07"E	
L19	3.00	N45° 14' 52"W	
L20	6.48	S45° 45' 05"W	

Parcel Line Table			
Line #	Length	Direction	Notes
L21	13.54	N45° 14' 55"W	
L22	15.75	N44° 45' 05"E	
L23	10.00	N45° 14' 58"W	
L24	35.75	S44° 45' 05"W	
L25	7.41	N15° 17' 27"W	
L26	10.30	N71° 48' 33"E	
L27	7.83	S85° 31' 88"E	
L28	6.84	S55° 42' 08"W	
L29	5.00	S54° 17' 17"E	
L30	0.72	N87° 17' 13"W	
L31	6.18	N88° 47' 47"E	
L32	4.00	S44° 45' 05"W	
L33	7.85	N45° 14' 55"W	
L34	8.47	N71° 14' 55"W	
L35	13.52	N15° 45' 05"E	
L36	5.18	S45° 14' 55"E	
L37	16.30	S28° 37' 31"W	
L38	4.41	S71° 07' 27"E	
L39	7.11	S88° 07' 57"E	
L40	10.00	S37° 38' 33"W	

Curve Table			
Curve #	Length	Radius	Chord Direction
C1	8.78	27.50	S87° 28' 17"E
C2	18.54	27.50	S88° 07' 29"W
C3	21.74	288.50	N87° 05' 43"E
C4	45.94	54.00	N72° 46' 38"E
C5	13.00	28.50	N45° 14' 57"E
C6	15.32	28.50	S87° 14' 45"W
C7	3.38	3.00	S88° 48' 17"E
C8	8.35	3.00	N45° 34' 19"E
C9	12.82	28.00	S5° 55' 04"W
C10	15.85	27.50	N68° 48' 30"W
C11	2.12	27.50	S71° 38' 05"W



OWNER'S CERTIFICATION
I, the undersigned owner of a tract of land platted and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and Easements created in the manner shown on this plat which shall hereinafter be known as:

"EASEMENT PLAT FOR WILDHORSE TOWNHOMES LOT 2A-2"
The Cross Access, Ingress/Egress Easements and Utility Easements, shown hereon, are to be for the benefit of Lot 2A-2 and their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobile, passenger vehicle and bicycle. The owners agree not to obstruct the foregoing easements by means of a fence or other barrier, and further to keep the area open and useable on their property leading to and from Wildhorse Lane Boulevard. No such easements shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 2A-2. The easement hereby established shall apply fully to such altered easements, and said easement shall be perpetual and shall run with the real estate, and shall hereby be dedicated to Missouri American Water Company, Union Electric Company, d/b/a Ameren Missouri, Southwestern Bell Telephone Company, d/b/a AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The easements shown hereon, unless designated for other specific purposes, are hereby dedicated to Missouri American Water Company, Union Electric Company, d/b/a Ameren Missouri, Southwestern Bell Telephone Company, d/b/a AT&T Missouri, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining and repairing public utilities and sewer and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

IN WITNESS WHEREOF, the parties have hereunto set their hand this _____ day of _____, 20____.

Notary Public
My Commission Expires _____

This is to certify that the Easement Plat of "Easement Plat for Wildhorse Townhomes Lot 2A-2" 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 Easement Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nelson, Mayor
Vicki McDowell, City Clerk

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Elementary Parkway
St. Louis, MO 63103 (314) 230-1300
www.stockandassociates.com

EASEMENT PLAT
LOT 2A-2
18425 WILDHORSE LAKE BLVD
CHESTERFIELD MISSOURI



REVISIONS:	
1	08/08/2023 - CITY COMMENTS

DATE	BY	CHECKED BY	W/J.P.
08/08/23	JMB	JMB	JMB
08/08/23	JMB	JMB	JMB
08/08/23	JMB	JMB	JMB

WILLIAM J. PELTZ
Professional Engineer
No. 22522
State of Missouri

By: *William J. Peltz*
William J. Peltz, P.E.
No. 22522

PREPARED FOR:
PIER PROPERTY GROUP
ATT: MR MICHAEL HAMBURG