

BILL NO. 3483

ORDINANCE NO. 3272

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CONSOLIDATION OF THREE PARCELS LOCATED IN SCHOETTLER'S SUBDIVISION PARCEL "B" TOTALING 13.87-ACRES ZONED "NU" NON-URBAN (19R130371, 19R130360, 19R130393).

WHEREAS, The Sterling Co., on behalf of Meher & Ferheen Mallick, has submitted for review and approval a Boundary Adjustment Plat for three existing parcels totaling 13.87-acres zoned "NU" Non-Urban; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust lot lines and consolidate three (3) parcels into two (2) parcels to be known as Adjusted Lot 1 and Adjusted Lot 2 of Schoettler's Subdivision Parcel B; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for Adjusted Lot 1 and Adjusted Lot 2 of Schoettler's Subdivision Parcel "B", which is attached hereto as "Exhibit 1", is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 2nd day of January, 2024.

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 01/02/2024

Memorandum

Department of Planning

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: January 2nd, 2024

RE: 1491, 1503, 1505 Schoettler Road BAP: A Boundary Adjustment Plat for three (3) parcels located south of Sycamore Manor Dr., west of Schoettler Road, and north of Greenleaf Valley Dr. (19R130371, 19R130360, 19R130393)



Summary

The Sterling Co., on behalf of the property owner, has submitted a boundary adjustment plat for the consolidation of three (3) existing parcels into two (2) parcels. The three parcels, all zoned "NU" Non-Urban, total roughly 13.8-acres. This plat would consolidate the lots into a 6.05-acre parcel and a 7.82-acre parcel. The minimum lot size for "NU" Non-Urban is 3 acres. Figure 1 below depicts the existing lot configuration and Figure 2 depicts the proposed lot configuration. Staff has reviewed the proposal and has no further comments.



Figure 1: Existing lot configuration



Figure 2: Proposed lot configuration

Attachment:

- 1) Boundary Adjustment Plat

SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 2

A BOUNDARY ADJUSTMENT PLAT OF THREE TRACTS OF LAND BEING PART OF ADJUSTED PARCEL "B" OF BOUNDARY ADJUSTMENT SURVEY OF PARCEL "B" OF
A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION WHICH LIES TO THE SOUTHWEST OF SCHOETTLER ROAD
IN U.S. SURVEY 412, T.45N.-R.4E. & A TRACT OF LAND IN U.S. SURVEY 1978, T.45N.-R.4E. (P.B. 190, PG. 80)
ALL LOCATED IN U.S. SURVEYS 412 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED "NU" NON-URBAN DISTRICT ACCORDING TO CITY OF CHESTERFIELD, MISSOURI

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 ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS BOUNDARY ADJUSTMENT PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 2".

THE PURPOSE OF THIS BOUNDARY ADJUSTMENT PLAT IS TO ADJUST AND CONSOLIDATE THE BOUNDARY LINES BETWEEN THREE TRACTS OF LAND INTO TWO TRACTS OF LAND. THIS BOUNDARY ADJUSTMENT PLAT DOES NOT CREATE ANY NEW LOTS AND DOES NOT REDUCE ANY PARCEL AREA BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF CHESTERFIELD, MISSOURI ZONING ORDINANCE.

THE 40 FOOT WIDE INGRESS AND EGRESS EASEMENT IS HEREBY GRANTED TO CURRENT OWNERS OF ADJUSTED PARCEL 1, THEIR SUCCESSORS AND/ OR ASSIGNS, GUESTS, AND INVITEES FOR PRIVATE USE AS A ROADWAY FOR THE PURPOSES OF INGRESS AND EGRESS FOREVER. MAINTENANCE OF THE PRIVATE ROADWAY SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNERS OF ADJUSTED PARCEL 1, THEIR SUCCESSORS AND/ OR ASSIGNS.

THIS BOUNDARY ADJUSTMENT PLAT DOES NOT VACATE ANY EXISTING EASEMENTS.

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.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.

BY: _____ MEHER SARWAR MALLICK, OWNER _____ FERHEEN F. MALLICK, OWNER

STATE OF MISSOURI)
COUNTY OF _____) SS.
ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED MEHER SARWAR MALLICK AND FERHEEN F. MALLICK, TO ME PERSONALLY KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

LIENHOLDER CERTIFICATE:

WHEREAS _____, BY A DEED OF TRUST DATED _____, 20____ AND RECORDED IN DEED BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY RECORDS, DOES HEREBY JOIN IN AND APPROVE EVERY DETAIL THIS PLAT OF "SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 2".

IN WITNESS THEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2023.

LENDER: _____

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
COUNTY OF _____) SS.

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 _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT 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

CITY OF CHESTERFIELD:

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 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 BOUNDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR

VICKIE MCGOWND, CITY CLERK

PROPERTY DESCRIPTION (ORIGINAL PARCELS 1 AND 3):

PARCEL B OF BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 190 PAGE 80 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO FRED AUGUST LANG AND WIFE BY DEED RECORDED IN BOOK 4081 PAGE 664 AND THE 20 FOOT PRIVATE ROAD AS SHOWN IN PLAT BOOK 190 PAGE 80, ALSO EXCEPTING THOSE PARTS CONVEYED TO THE CITY OF CHESTERFIELD IN BOOK 22421 PAGE 684, BOOK 22421 PAGE 691, AND BOOK 23365 PAGE 110.

PROPERTY DESCRIPTION (ORIGINAL PARCEL 2):

A PART OF ADJUSTED PARCEL "B" OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLER'S SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 190 PAGE 80 OF THE ST. LOUIS COUNTY RECORDS, LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CHESTERFIELD BY DEED RECORDED IN BOOK 22273 PAGE 343 OF THE ST. LOUIS COUNTY RECORDS.

PROPERTY DESCRIPTION (ADJUSTED PARCEL 1):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL "B" OF "BOUNDARY ADJUSTMENT SURVEY OF PARCEL "B" OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION WHICH LIES TO THE SOUTHWEST OF SCHOETTLER ROAD IN U.S. SURVEY 412 T.45N.-R.4E. & A TRACT OF LAND IN U.S. SURVEY 1978, T.45N.-R.4E.", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 190 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEYS 412 AND 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF U.S. SURVEY 412, SAID CORNER BEING LOCATED ON THE SOUTH LINE OF THE COMMON GROUND OF "THE MANORS AT SCHOETTLER VALLEY", A SUBDIVISION RECORDED IN PLAT BOOK 356 PAGE 82 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID U.S. SURVEY 412 AND THE SOUTH LINE OF SAID COMMON GROUND, NORTH 56°15'21" EAST, 393.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID COMMON GROUND AND THE NORTH LINE OF SAID U.S. SURVEY 412, NORTH 56°15'21" EAST, 36.00 FEET TO THE SOUTHEAST CORNER OF SAID COMMON GROUND; THENCE ALONG THE NORTHEAST LINE OF SAID COMMON GROUND NORTH 49°36'33" WEST, 181.93 FEET TO THE SOUTH-MOST CORNER OF A COMMON GROUND IN "WESTFIELD FARM PLAT 1", A SUBDIVISION RECORDED IN PLAT BOOK 202 PAGE 30 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID COMMON GROUND, NORTH 56°15'21" EAST, 450.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHOETTLER ROAD, AS WIDENED BY INSTRUMENTS RECORDED IN DEED BOOK 22273 PAGE 343, DEED BOOK 22421 PAGE 684, DEED BOOK 22421 PAGE 691, AND DEED BOOK 23365 PAGE 110 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 29°12'10" EAST, 48.94 FEET; SOUTH 38°58'01" EAST, 103.56 FEET; SOUTH 34°03'43" EAST, 128.60 FEET; AND SOUTH 34°33'44" EAST, 273.65 FEET TO A POINT LOCATED ON THE NORTHWEST LINE OF LOT 15 OF THE "CHESTERFIELD TRAILS PLAT 2", A SUBDIVISION RECORDED IN PLAT BOOK 193 PAGE 25 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID "CHESTERFIELD TRAILS PLAT 2", THE FOLLOWING COURSES AND DISTANCES: SOUTH 62°02'21" WEST, 185.20 FEET; SOUTH 34°19'20" WEST, 162.37 FEET; SOUTH 34°52'49" WEST, 104.26 FEET; AND SOUTH 29°20'39" WEST, 40.84 FEET TO A POINT; THENCE LEAVING THE NORTHWEST LINE OF SAID "CHESTERFIELD TRAILS PLAT 2", NORTH 33°44'39" WEST, 508.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 263,673 SQUARE FEET (6.053 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2023 UNDER PROJECT NUMBER 22-04-138.

PROPERTY DESCRIPTION (ADJUSTED PARCEL 2):

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL "B" OF "BOUNDARY ADJUSTMENT SURVEY OF PARCEL "B" OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION WHICH LIES TO THE SOUTHWEST OF SCHOETTLER ROAD IN U.S. SURVEY 412 T.45N.-R.4E. & A TRACT OF LAND IN U.S. SURVEY 1978, T.45N.-R.4E.", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 190 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 412, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF U.S. SURVEY 412, SAID CORNER BEING LOCATED ON THE SOUTH LINE OF THE COMMON GROUND OF "THE MANORS AT SCHOETTLER VALLEY", A SUBDIVISION RECORDED IN PLAT BOOK 356 PAGE 82 OF THE ABOVEMENTIONED RECORDS, THENCE ALONG THE NORTH LINE OF SAID U.S. SURVEY 412 AND THE SOUTH LINE OF SAID COMMON GROUND, NORTH 56°15'21" EAST, 393.45 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF SAID U.S. SURVEY 412 AND SOUTH LINE OF SAID COMMON GROUND, SOUTH 33°44'39" EAST, 508.28 FEET TO A POINT ON THE WEST LINE OF "CHESTERFIELD TRAILS PLAT 2", A SUBDIVISION RECORDED IN PLAT BOOK 193 PAGE 25 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE WEST LINE OF SAID "CHESTERFIELD TRAILS PLAT 2", THE FOLLOWING COURSES AND DISTANCES: SOUTH 29°20'39" WEST, 59.16 FEET; SOUTH 19°10'08" WEST, 185.15 FEET; SOUTH 22°28'29" EAST, 168.36 FEET; SOUTH 28°37'09" EAST, 200.00 FEET; AND SOUTH 32°16'29" EAST, 239.38 FEET TO THE SOUTHWEST CORNER OF SAID "CHESTERFIELD TRAILS PLAT 2" SUBDIVISION, SAID CORNER BEING LOCATED ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LOGAN COLLEGE OF CHIROPRACTIC INC. BY INSTRUMENT RECORDED IN DEED BOOK 11319 PAGE 627 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOGAN COLLEGE OF CHIROPRACTIC INC. TRACT, SOUTH 55°07'11" WEST, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOGAN COLLEGE OF CHIROPRACTIC INC. TRACT, SAID CORNER BEING LOCATED ON THE EAST LINE OF "BAXTER LAKES ADDITION NO. 2", A SUBDIVISION RECORDED IN PLAT BOOK 173 PAGE 56 OF THE ABOVEMENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF THE ABOVEMENTIONED U.S. SURVEY 412; THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 412 AND THE EAST LINE OF SAID "BAXTER LAKES ADDITION NO. 2" SUBDIVISION, NORTH 33°06'25" WEST, 1,250.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 340,891 SQUARE FEET (7.826 ACRES), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEYED PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2023 UNDER PROJECT NUMBER 22-04-138.

SURVEYOR'S NOTES

- 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.
- THIS PLAT CONTAINS 604,563 SQUARE FEET (13.879 ACRES MORE OR LESS), AND A TOTAL OF 2 LOTS.
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- THE SUBJECT TRACT IS CURRENTLY ZONED "NU" NON-URBAN DISTRICT ACCORDING TO INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF CHESTERFIELD, MISSOURI, AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK: 50 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 20 FEET
MINIMUM LOT AREA: 3 ACRES
MINIMUM LOT WIDTH: 300 FEET

- BASIS OF BEARINGS: THE RECORDED PLAT OF "BOUNDARY ADJUSTMENT SURVEY OF PARCEL "B" OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION WHICH LIES TO THE SOUTHWEST OF SCHOETTLER ROAD IN U.S. SURVEY 412, T.45N.-R.4E. & A TRACT OF LAND IN U.S. SURVEY 1978, T.45N.-R.4E.", RECORDED IN PLAT BOOK 190 PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEED TO MEHER SARWAR MALLICK AND FERTEEN F. MALLICK, RECORDED IN DEED BOOK 18077 PAGE 1618 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS (ORIGINAL PARCELS 1 AND 3), AND COLLECTORS DEED TO MEHER SARWAR MALLICK, RECORDED IN DOCUMENT NO. 2023040500152 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS (ORIGINAL PARCEL 2).
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE", AND FLOOD ZONE "AE" (FLOODWAY), 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 29189C0170K EFFECTIVE FEBRUARY 4, 2015.

FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 1% 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.

FLOOD ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED.

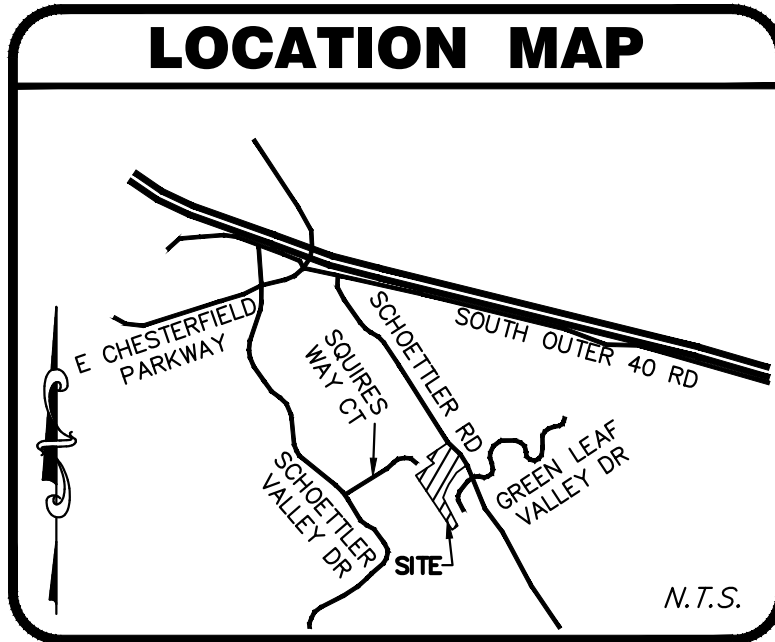
FLOOD ZONE "AE" (FLOODWAY) IS DEFINED AS FLOODWAY AREAS WITHIN ZONE "AE".

- 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.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, THREE INFORMATIONAL TITLE REPORTS BY INVESTORS TITLE COMPANY, FILE NUMBER 748817 WITH AN EFFECTIVE DATE OF MARCH 16, 2023 AT 8:00 AM, FILE NUMBER 748816 WITH AN EFFECTIVE DATE OF MARCH 15, 2023, AND FILE NUMBER 748812 WITH AN EFFECTIVE DATE OF MARCH 2, 2023 AT 8:00 AM. EASEMENTS AFFECTING THE SUBJECT TRACT LISTED IN THE ABOVE MENTIONED TITLE REPORTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
- ANY CONSTRUCTION ON ADJUSTED LOT 1 OR ADJUSTED LOT 2 WILL REQUIRE PROJECT RECORD PLAN SUBMITTAL TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD).

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON MARCH 8, 2023 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 302843.568 METERS AND EAST (X) = 253367.387 METERS. IN ORDER TO PUT THIS PLAT ON THE MISSOURI STATE PLANE COORDINATE SYSTEM EAST ZONE, GRID NORTH, IT WOULD BE NECESSARY TO ROTATE THE PUBLISHED PLAT BEARINGS CLOCKWISE BY 00°03'58". THE PUBLISHED PLAT BEARING OF NORTH 33°06'25" WEST, WOULD BE NORTH 33°02'27" WEST IF ROTATED TO GRID NORTH.

COMBINED GRID FACTOR = 0.999913129 (1 METER = 3.28083333 FEET)



SURVEYOR'S CERTIFICATION

ORDER NUMBER: 22-04-138
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO MEHER SARWAR MALLICK AND FERHEEN F. MALLICK, DURING THE MONTH OF MARCH, 2022, PERFORMED A BOUNDARY SURVEY OF "THREE PARTS OF ADJUSTED PARCEL "B" OF BOUNDARY ADJUSTMENT SURVEY OF PARCEL "B" OF A BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4 OF SCHOETTLERS SUBDIVISION WHICH LIES TO THE SOUTHWEST OF SCHOETTLER ROAD IN U.S. SURVEY 412, T.45N.-R.4E. & A TRACT OF LAND IN U.S. SURVEY 1978, T.45N.-R.4E., RECORDED IN PLAT BOOK 190 PAGE 80, ALL LOCATED IN U.S. SURVEYS 412 & 1978, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE CONSOLIDATED 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

11/28/2023

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

PREPARED FOR:

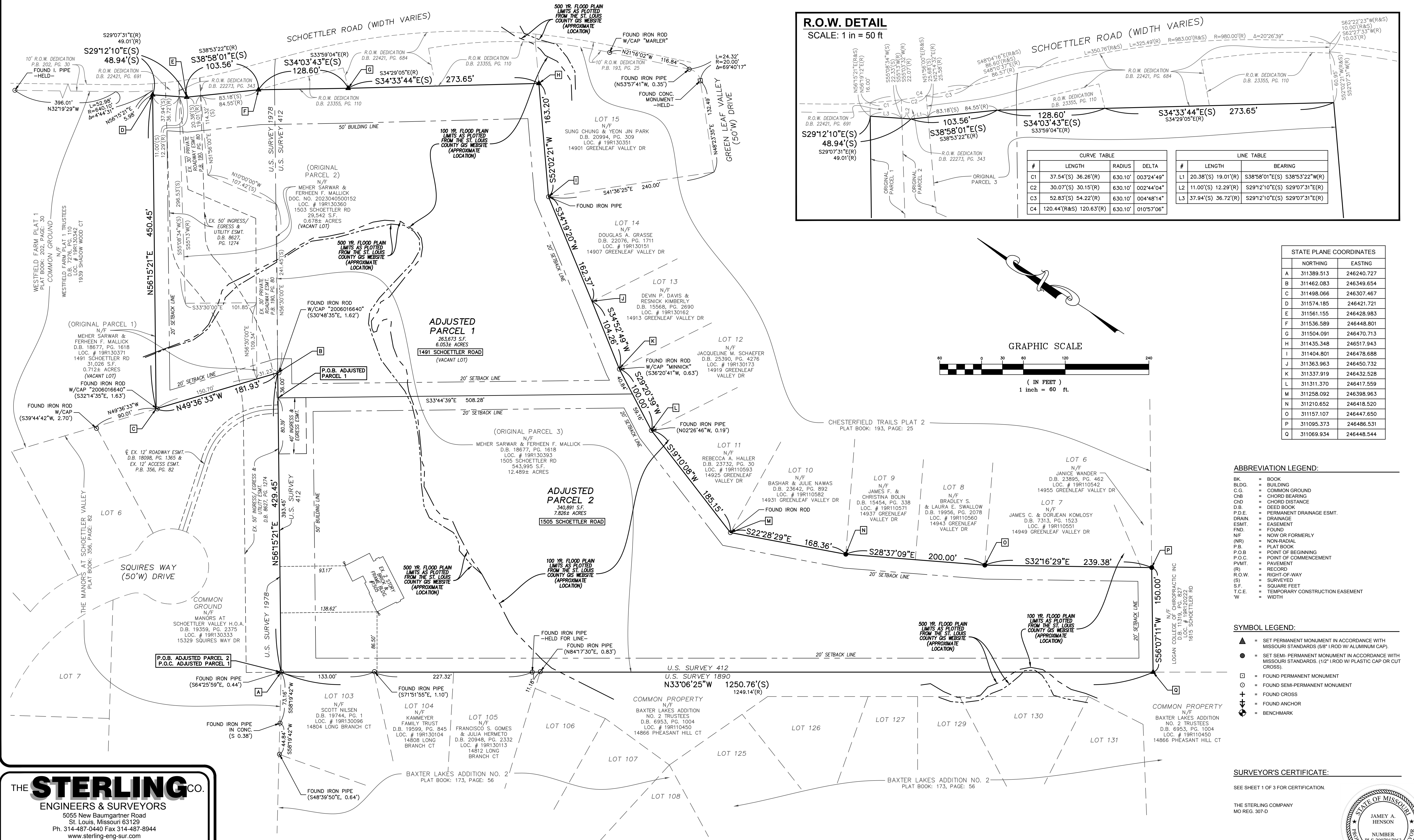
MEHER SARWAR MALLICK &
FERHEEN F. MALLICK
1505 SCHOETTLER ROAD
CHESTERFIELD, MISSOURI 63017



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# - N/A
CHECKED BY:	JAH	DATE: NOV. 15, 2023
JOB NO.:	22-04-138	COVER SHEET AND SCRIPT

SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 2










THE STERLING CO.
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Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

<i>DRAWN BY:</i>	<i>GFS</i>	<i>MSD P# - N/A</i>
<i>CHECKED BY:</i>	<i>JAH</i>	<i>DATE: NOV. 15, 2023</i>
<i>JOB NO.:</i>	<i>22-04-138</i>	<i>PLAT AND ACCESS EASEMENTS</i>

ABBREVIATION LEGEND:

BK	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHB	=	CHORD BEARING
CHD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
P.D.E.	=	PERMANENT DRAINAGE ESMT.
DRAIN.	=	DRAINAGE
E.S.M.T.	=	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
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.C.E.	=	TEMPORARY CONSTRUCTION EASEMENT
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

SURVEYOR'S CERTIFICATE: _____

SEE SHEET 1 OF 3 FOR CERTIFICATION.

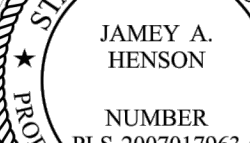
THE STERLING COMPANY
MO REG. 307-D



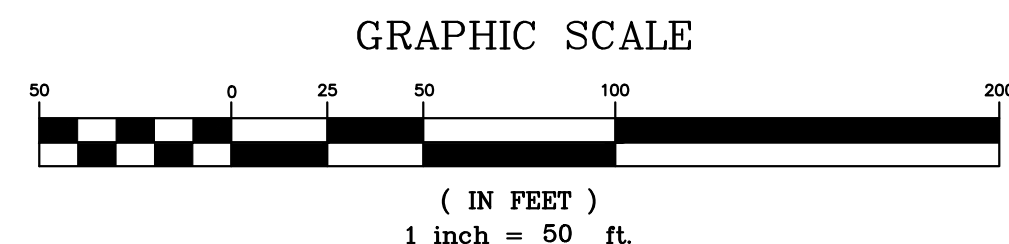
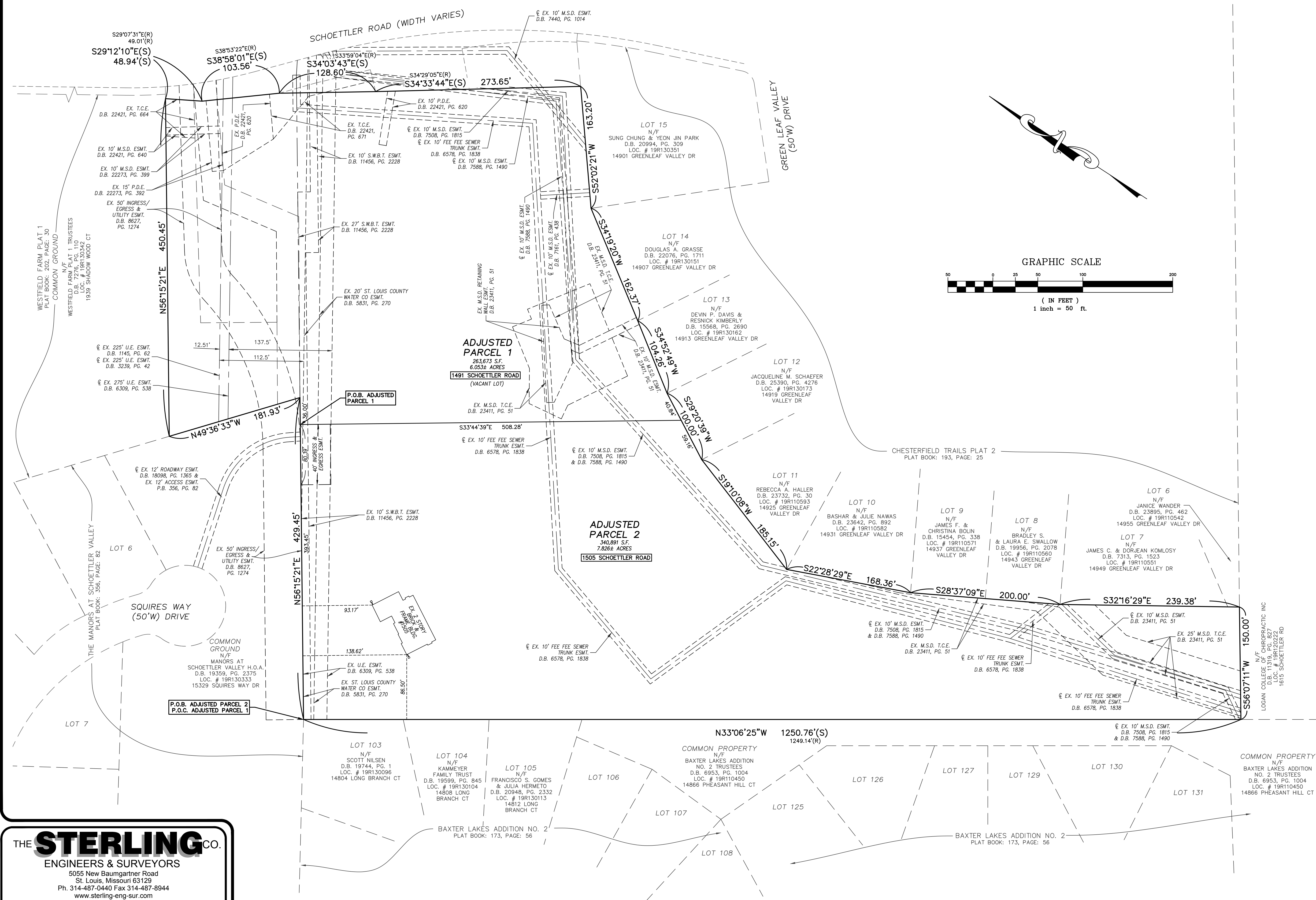
11/28/2023

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE _____

MO. REG. L.S. #2007017963



SCHOETTLERS SUBDIVISION PARCEL "B" BOUNDARY ADJUSTMENT PLAT 2



ABBREVIATION LEGEND:

BK.	= BOOK
BLDG.	= BUILDING
C.G.	= COMMON GROUND
CHB	= CHORD BEARING
CHD	= CHORD DISTANCE
D.B.	= DEED BOOK
P.D.E.	= PERMANENT DRAINAGE ESMT.
DRAIN.	= DRAINAGE
ESMT.	= EASEMENT
FND.	= FOUND
N/F	= NOW OR FORMERLY
(NR)	= NON-RADIAL
P.B.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PVMT.	= PAVEMENT
(R)	= RECORD
R.O.W.	= RIGHT-OF-WAY
(S)	= SURVEYED
S.F.	= SQUARE FEET
T.C.E.	= TEMPORARY CONSTRUCTION EASEMENT
W	= WIDTH

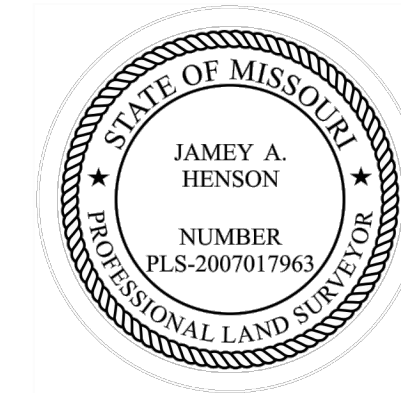
SYMBOL LEGEND:

▲	= SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I.R.O.D W/ ALUMINUM CAP).
●	= SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.R.O.D W/ PLASTIC CAP OR CUT CROSS).
□	= FOUND PERMANENT MONUMENT
○	= FOUND SEMI-PERMANENT MONUMENT
+	= FOUND CROSS
⬇	= FOUND ANCHOR
⬇	= BENCHMARK
523	= ADDRESS

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 307-D



[Signature]
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.S. #2007017963
DATE
11/28/2023

SHEET 3 OF 3

THE **STERLING** CO.
ENGINEERS & SURVEYORS

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St. Louis, Missouri 63129
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www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: NOV. 15, 2023
JOB NO.:	22-04-138	EXISTING EASEMENTS