

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE DIVISION OF AN APPROXIMATELY ONE ACRE PARCEL OF GROUND INTO TWO LOTS, WHICH IS CURRENTLY LOT 7A OF “GROVER HEIGHTS LOT 7A” (PLAT BOOK 370, PAGE 220 – A CONSOLIDATION PLAT), LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MANCHESTER ROAD AND EAST AVENUE, AND TO BE HEREAFTER KNOWN AS “GROVER HEIGHTS LOT 7A LOT SPLIT PLAT”.

WHEREAS, the historic community of Grover has a long history of subdivision activity that dates back to the 1800’s, which reflects lots that range in size from three (3) acres or greater in area to less than five thousand (5,000) square feet, with many of these properties situated along or near Manchester Road (Historic Route 66); and

WHEREAS, the location of this current request is a single lot of record that was formerly part of the Grover Heights Subdivision that was platted in the 1920’s, but was subsequently rezoned by the City of Wildwood from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District in 2022 to address the former non-conforming, but legal status of the property due to minimum lot area considerations; and

WHEREAS, the owner of this lot is seeking to divide it into two (2) parcels of ground for the purposes of constructing a new, single family dwelling upon each of them, with these properties being approximately 18,000 and 10,000 square feet in their respective sizes, with such action being in accordance with Chapter 420.110 Lot Split Procedure of the City of Wildwood’s *Subdivision and Development Regulations*; and

WHEREAS, as noted, a rezoning of the property has occurred, which was then followed shortly thereafter by the submittal of a consolidation plat that reduced the number of lots from three (3) in total to the current single parcel of ground configuration; and

WHEREAS, it was the intent of that past owner via the lot consolidation action to create a larger parcel of ground for one (1) single family dwelling that would meet the standards and guidelines of the Town Center Plan’s Regulating Plan of the “Neighborhood Edge District,” which included the dwelling facing East Avenue, consistent with the current orientation of other residences located on this same side of this street; and

WHEREAS, the now proposed lot split does include the dedication of an area of each of them along East Avenue for future public right-of-way purposes, which is also intended to offset truck turning movements that occur at this time in association with the commercial center that is located on the east side of East Avenue in association with the Grover Post Office; and

WHEREAS, the Department of Planning has required all utilities and other service jurisdictions to provide comments relative to the plat, and its pertinent components, with each of

them having or will have provided response letters in this regard, before its signing by the City of Wildwood and release of the mylar for recording with St. Louis County; and

WHEREAS, the property owner has also coordinated the need certification of the division's name and assignment of addresses with St. Louis County; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

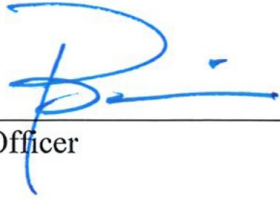
Section One. The City Council of the City of Wildwood hereby authorizes and approves an Ordinance in association with this Lot Split Plat that will result in the division of this legal lot of record, herein Lot 7A of the Grover Heights Subdivision, which is part Section 12, Township 44 North, Range 3 East, into two (2) parcels of ground that will be 18,000 and 10,000 square feet in overall areas, and them being consistent with the regulations set forth in the Chapter 420.110 Lot Split Procedure of the City of Wildwood's *Zoning Ordinance* and *Subdivision and Development Regulations*, respectively, with said properties being more specifically situated at the intersection of Manchester Road and East Avenue, and hereafter to be known as "Grover Heights Lot 7A Lot Split Plat." These lots are indicated graphically and by legal description upon the Lot Split Plat accompanying the property owner's request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or their action shall be null and void.

Section Three. This Ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

[The remainder of this Page is intentionally left blank.]

This Bill was passed and approved this 14th day of December, 2023, by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

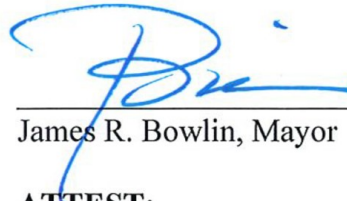


Presiding Officer

ATTEST:



City Clerk



James R. Bowlin, Mayor

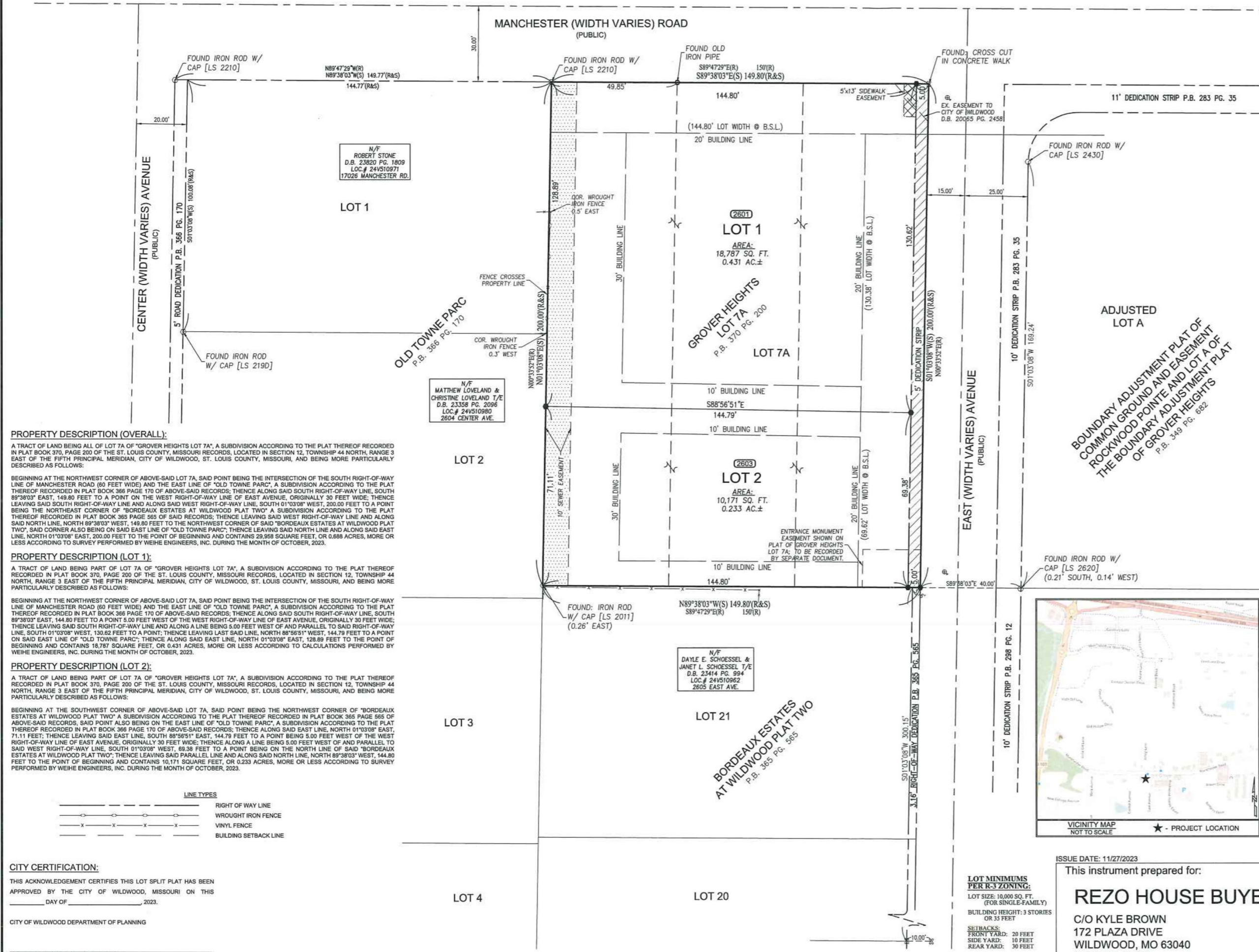
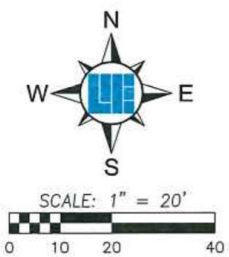
ATTEST:



City Clerk

GROVER HEIGHTS LOT 7A LOT SPLIT PLAT

A LOT SPLIT OF LOT 7A OF "GROVER HEIGHTS LOT 7A" (P.B. 370 PG. 200)
 LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST
 CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI
 CURRENT ZONING: "R-3" 10,000 SQUARE FEET RESIDENCE DISTRICT



PROPERTY DESCRIPTION (OVERALL):
 A TRACT OF LAND BEING ALL OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MANCHESTER ROAD (60 FEET WIDE) AND THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°38'03" EAST, 149.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 200.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF "BORDEAUX ESTATES AT WILDWOOD PLAT TWO" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 385 PAGE 565 OF SAID RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, NORTH 89°38'03" WEST, 149.80 FEET TO THE NORTHWEST CORNER OF SAID "BORDEAUX ESTATES AT WILDWOOD PLAT TWO"; SAID CORNER ALSO BEING ON SAID EAST LINE OF "OLD TOWNE PARK"; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 29,958 SQUARE FEET, OR 0.688 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

PROPERTY DESCRIPTION (LOT 1):
 A TRACT OF LAND BEING PART OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MANCHESTER ROAD (60 FEET WIDE) AND THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°38'03" EAST, 144.80 FEET TO A POINT 5.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE BEING 5.00 FEET WEST OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 130.82 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89°56'51" WEST, 144.79 FEET TO A POINT ON SAID EAST LINE OF "OLD TOWNE PARK"; THENCE ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 128.89 FEET TO THE POINT OF BEGINNING AND CONTAINS 18,787 SQUARE FEET, OR 0.431 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

PROPERTY DESCRIPTION (LOT 2):
 A TRACT OF LAND BEING PART OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE NORTHWEST CORNER OF "BORDEAUX ESTATES AT WILDWOOD PLAT TWO" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 385 PAGE 565 OF ABOVE SAID RECORDS; SAID POINT ALSO BEING ON THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 71.11 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°56'51" EAST, 144.79 FEET TO A POINT BEING 5.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE ALONG A LINE BEING 5.00 FEET WEST OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 69.38 FEET TO A POINT BEING ON THE NORTH LINE OF SAID "BORDEAUX ESTATES AT WILDWOOD PLAT TWO"; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTH LINE, NORTH 89°38'03" WEST, 144.80 FEET TO THE POINT OF BEGINNING AND CONTAINS 10,171 SQUARE FEET, OR 0.233 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

LINE TYPES

	RIGHT OF WAY LINE
	WROUGHT IRON FENCE
	VINYL FENCE
	BUILDING SETBACK LINE

CITY CERTIFICATION:
 THIS ACKNOWLEDGEMENT CERTIFIES THIS LOT SPLIT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS DAY OF _____, 2023.
 CITY OF WILDWOOD DEPARTMENT OF PLANNING
 JOE WJANICH, DIRECTOR OF PLANNING
 CITY OF WILDWOOD, MISSOURI



LOT MINIMUMS PER R-3 ZONING:
 LOT SIZE: 10,000 SQ. FT. (FOR SINGLE-FAMILY)
 BUILDING HEIGHT: 3 STORIES OR 35 FEET
 SETBACKS:
 FRONT YARD: 20 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 30 FEET

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 "GROVER HEIGHTS LOT 7A LOT SPLIT PLAT". THE 5-FOOT WIDE DEDICATION STRIP, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHED (////) ON THIS PLAT, IS HEREBY DEDICATED TO CITY OF WILDWOOD, MISSOURI FOR PUBLIC USE FOREVER.
 THE 5-FOOT WIDE SIDEWALK EASEMENT IS HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, TO CONSTRUCT, REPAIR AND MAINTAIN A SIDEWALK IN AND UPON THE PREMISES SHOWN CROSS-HATCHED (XXXX) ON THIS PLAT.
 THE 10-FOOT WIDE SEWER EASEMENT IS HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, FOR THE RIGHT TO BUILD AND MAINTAIN A SEWER OR SEWERS IN AND UPON THE PREMISES SHOWN DOT-DASHED (· · · · ·) ON THIS PLAT, AND TO USE SUCH ADDITIONAL SPACE ADJACENT TO THE EASEMENT SO GRANTED NOT OCCUPIED BY IMPROVEMENTS AS MAY BE REQUIRED FOR WORKING ROOM DURING THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR OF THE AFOREMENTIONED SEWER OR SEWERS.
 BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED.
 IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.
 TO THE BEST OF OUR KNOWLEDGE, THERE IS NO RECORD OF THESE PROPERTIES BEING SUBJECT TO ANY INDEBTURE OR RESTRICTIONS.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.
 THE SELLING TEAM, LLC
 REZO HOUSE BUYERS, LLC, MANAGING MEMBER
 BY: KYLIE R. BROWN, CO-TRUSTEE
 THE SELLING TEAM, LLC D/B/A REZO HOUSE BUYERS, LLC

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS)
 ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED KYLIE BROWN, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS A CO-TRUSTEE OF THE SELLING TEAM, LLC, A MISSOURI LIMITED LIABILITY COMPANY, D/B/A REZO HOUSE BUYERS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID KYLIE BROWN 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 NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:
 WHEREAS, BDS 44, LLC, BENEFICIARIES OF A DEED OF TRUST DATED AUGUST 15, 2023 AND RECORDED AS DOCUMENT NUMBER 2023081800539 OF THE ST. LOUIS COUNTY RECORDS, WERE CONVEYED THEREIN 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 OF "GROVER HEIGHTS LOT 7A LOT SPLIT 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: THE 10-FOOT WIDE DEDICATION STRIP SHOWN "HATCHURED" ON THIS PLAT, TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.
 IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2023.
 LENDER: BDS 44, LLC
 BY: BRYAN SCHROEDER, MEMBER

ON THIS _____ DAY OF _____, 2023, BEFORE ME APPEARED BRYAN SCHROEDER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE MEMBER OF BDS 44, LLC A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND SAID BRYAN SCHROEDER 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

SERVICE PROVIDERS:

SCHOOL:	ROCKWOOD SCHOOL DISTRICT	XXXX	ADDRESS
FIRE:	METRO WEST FIRE PROTECTION DISTRICT	B.S.L.	BUILDING SETBACK LINE
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT	VAR.	VARIABLE WIDTH
WATER:	MISSOURI-AMERICAN WATER COMPANY	ROW.	RIGHT OF WAY
GIS:	SPRIE INC.	N/F	NOW OR FORMERLY
ELECTRIC:	AMEREN U.E. D/B/A AMEREN MISSOURI	●	SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS
CABLE:	CHARTER COMMUNICATIONS D/B/A SPECTRUM		
WATERSHED:	CALLIKS CREEK		
ZIP CODE:	63040 GROVER		
POLICE:	ST. LOUIS COUNTY POLICE WILDWOOD PRECINCT		
CITY COUNCIL:	WARD 8		

- 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 29,958 SQUARE FEET (0.688 ACRES MORE OR LESS), AND A TOTAL OF 2 LOTS.
 - THE SUBJECT TRACT HAS ST. LOUIS COUNTY LOCATOR NUMBERS OF 24V510188 AND 24V510452.
 - CURRENT ADDRESSES OF SUBJECT TRACT: 17014 AND 17016 MANCHESTER ROAD, GROVER, MO 63040
 - ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
 - BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
 - SUBJECT PROPERTY IS LOCATED IN R-3 RESIDENCE DISTRICT ZONE PER ORDINANCE NO. 2720 OF THE CITY OF WILDWOOD, MISSOURI.
 - SOURCE OF RECORD TITLE: WARRANTY DEED TO THE SELLING TEAM, LLC D/B/A REZO HOUSE BUYERS LLC, RECORDED AS DOCUMENT NUMBER 2023081800539 OF THE ST. LOUIS COUNTY RECORDS.
 - NO EASEMENT OR TITLE REPORT WAS SUPPLIED TO WEIHE ENGINEERS AND THERE MAY BE EASEMENTS OR SERVITUDES WHICH MAY AFFECT SUBJECT PROPERTY WHICH ARE NOT NOTED OR SHOWN HEREON. ONLY THOSE EASEMENTS DISCOVERED DURING THE NORMAL COURSE OF RESEARCH ARE SHOWN HEREON, AND WEIHE ENGINEERS GIVES NO WARRANTY, IMPLIED OR OTHERWISE, FOR THE COMPLETENESS OF EASEMENTS AND/OR ENCUMBRANCES SHOWN ON THIS PLAT.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29188C0206K, EFFECTIVE FEBRUARY 4, 2015. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY TO SELLING TEAM, LLC D/B/A REZO HOUSE BUYERS LLC THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2023, PERFORMED A BOUNDARY SURVEY AND PREPARED A LOT SPLIT PLAT OF LOT 7A OF "GROVER HEIGHTS LOT 7A" (PLAT BOOK 370, PAGE 200), LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, 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.
 WEIHE ENGINEERS, INC.
 MO CORP. #2019038947

ISSUE DATE: 11/27/2023
 This instrument prepared by:
REZO HOUSE BUYERS LLC
 C/O KYLIE BROWN
 172 PLAZA DRIVE
 WILDWOOD, MO 63040
 (844) 734-HOME

Virginia W. Humiston, P.L.S., PROJECT MANAGER
 MO. REG. L.S. #20376016545

DATE: _____ SHEET 1 OF 1

This instrument prepared by:
WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture
 Build with confidence.
 14528 S. Outer 40 Road, Ste. 444
 Chesterfield, MO 63017
 weihe.net
 314 | 343 - 2211
 800 | 452 - 6408
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

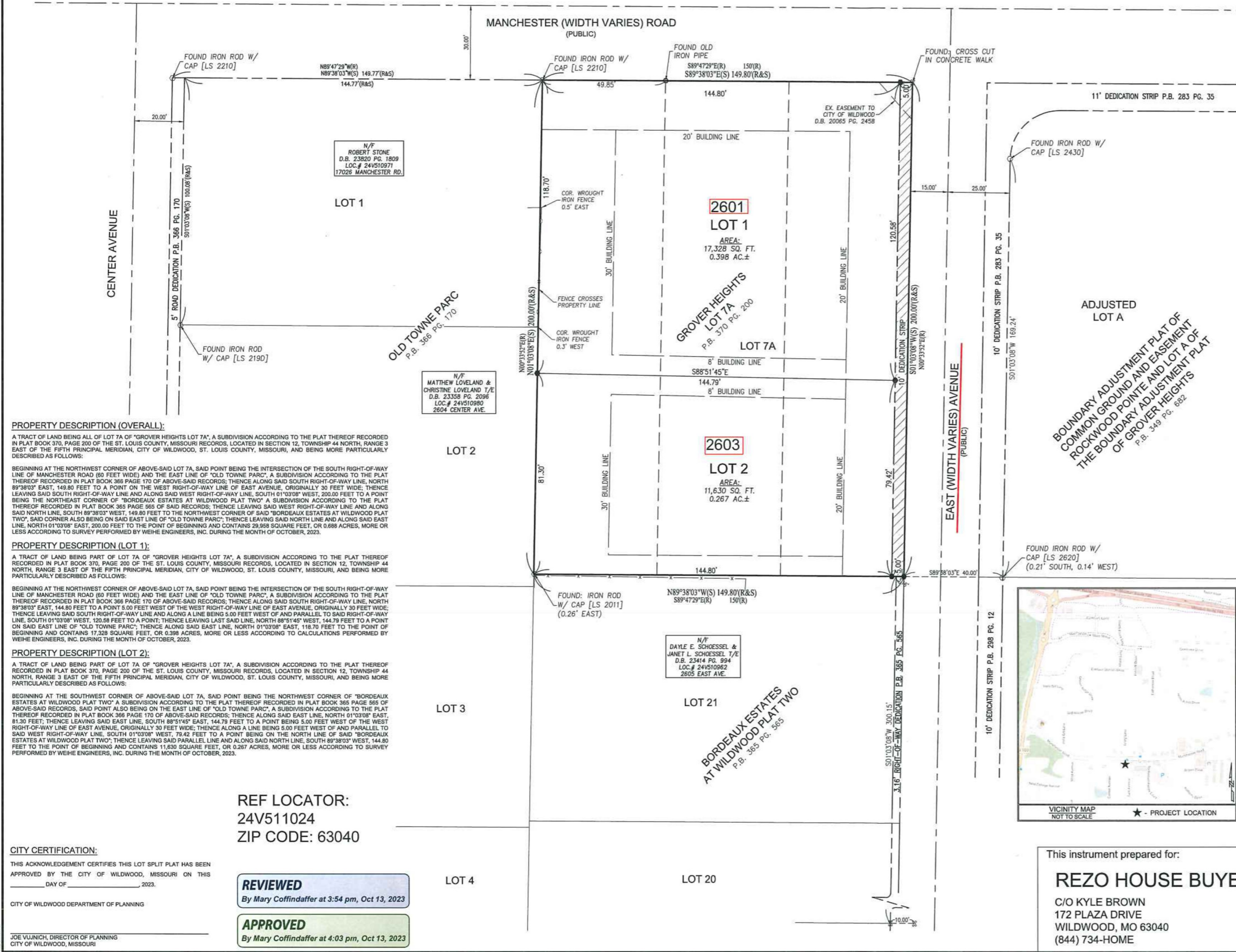
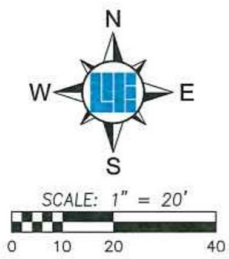
GROVER HEIGHTS LOT 7A LOT SPLIT PLAT

A LOT SPLIT OF LOT 7A OF "GROVER HEIGHTS LOT 7A" (P.B. 370 PG. 200)

LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST

CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

CURRENT ZONING: "NU" NON-URBAN



PROPERTY DESCRIPTION (OVERALL):
 A TRACT OF LAND BEING ALL OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MANCHESTER ROAD (80 FEET WIDE) AND THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°38'02" EAST, 149.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 200.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF "BORDEAUX ESTATES AT WILDWOOD PLAT TWO" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 365 PAGE 565 OF SAID RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 89°38'02" WEST, 149.80 FEET TO THE NORTHWEST CORNER OF SAID "BORDEAUX ESTATES AT WILDWOOD PLAT TWO"; SAID CORNER ALSO BEING ON SAID EAST LINE OF "OLD TOWNE PARK"; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 29,958 SQUARE FEET, OR 0.688 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

PROPERTY DESCRIPTION (LOT 1):
 A TRACT OF LAND BEING PART OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MANCHESTER ROAD (80 FEET WIDE) AND THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°38'02" EAST, 149.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE BEING 5.00 FEET WEST OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 120.58 FEET TO A POINT; THENCE LEAVING SAID LINE, NORTH 89°51'45" WEST, 144.79 FEET TO A POINT ON SAID EAST LINE OF "OLD TOWNE PARK"; THENCE ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 118.70 FEET TO THE POINT OF BEGINNING AND CONTAINS 17,328 SQUARE FEET, OR 0.398 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

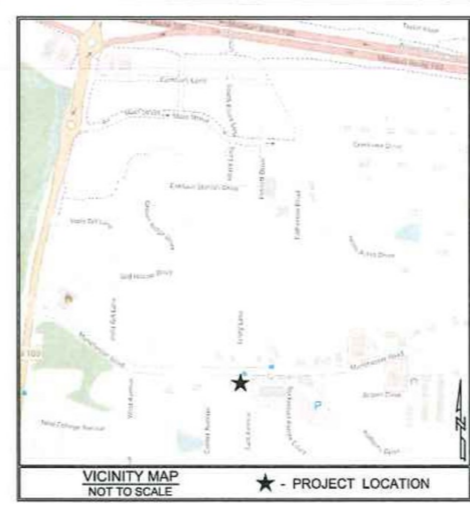
PROPERTY DESCRIPTION (LOT 2):
 A TRACT OF LAND BEING PART OF LOT 7A OF "GROVER HEIGHTS LOT 7A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 370, PAGE 200 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF ABOVE SAID LOT 7A, SAID POINT BEING THE NORTHWEST CORNER OF "BORDEAUX ESTATES AT WILDWOOD PLAT TWO" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 365 PAGE 565 OF ABOVE SAID RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF "OLD TOWNE PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 170 OF ABOVE SAID RECORDS; THENCE ALONG SAID EAST LINE, NORTH 01°03'08" EAST, 81.30 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°51'45" EAST, 144.79 FEET TO A POINT BEING 5.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF EAST AVENUE, ORIGINALLY 30 FEET WIDE; THENCE ALONG A LINE BEING 5.00 FEET WEST OF AND PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°03'08" WEST, 79.42 FEET TO A POINT BEING ON THE NORTH LINE OF SAID "BORDEAUX ESTATES AT WILDWOOD PLAT TWO"; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTH LINE, SOUTH 89°38'02" WEST, 144.80 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,630 SQUARE FEET, OR 0.267 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY WEIHE ENGINEERS, INC. DURING THE MONTH OF OCTOBER, 2023.

REF LOCATOR:
 24V511024
 ZIP CODE: 63040

CITY CERTIFICATION:
 THIS ACKNOWLEDGEMENT CERTIFIES THIS LOT SPLIT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS _____ DAY OF _____, 2023.
 CITY OF WILDWOOD DEPARTMENT OF PLANNING
 JOE VUJNICH, DIRECTOR OF PLANNING
 CITY OF WILDWOOD, MISSOURI

REVIEWED
 By Mary Coffindaffer at 3:54 pm, Oct 13, 2023

APPROVED
 By Mary Coffindaffer at 4:03 pm, Oct 13, 2023



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 "GROVER HEIGHTS LOT 7A LOT SPLIT PLAT". THE 10-FOOT WIDE DEDICATION STRIP, WHICH FOR BETTER IDENTIFICATION IS SHOWN HATCHED (//////) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF WILDWOOD, MISSOURI FOR PUBLIC USE FOREVER.
 BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED.
 IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.
 THE SELLING TEAM, LLC
 REZO HOUSE BUYERS, LLC, MANAGING MEMBER
 BY: _____
 KYLIE R. BROWN, CO-TRUSTEE
 THE SELLING TEAM, LLC DBA REZO HOUSE BUYERS, LLC

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:
 WHEREAS, BDS 44, LLC, BENEFICIARIES OF A DEED OF TRUST DATED AUGUST 15, 2023 AND RECORDED AS DOCUMENT NUMBER 2023081800539 OF THE ST. LOUIS COUNTY RECORDS, WERE CONVEYED 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 OF "GROVER HEIGHTS LOT 7A LOT SPLIT 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: THE 10-FOOT WIDE DEDICATION STRIP SHOWN "HATCHURED" ON THIS PLAT.
 TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.
 IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2023.
 LENDER: BDS 44, LLC
 BY: _____
 BRYAN SCHROEDER, MEMBER

SERVICE PROVIDERS:
 SCHOOL: ROCKWOOD SCHOOL DISTRICT
 FIRE: METRO WEST FIRE PROTECTION DISTRICT
 SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
 WATER: MISSOURI-AMERICAN WATER COMPANY
 GAS: SPIRE INC.
 ELECTRIC: AMEREN U.E. DBA AMEREN MISSOURI
 CABLE: CHARTER COMMUNICATIONS DBA SPECTRUM
 WATERSHED: CALKINS CREEK
 ZIP CODE: 63040
 POLICE: ST. LOUIS COUNTY POLICE WILDWOOD PRECINCT
 CITY COUNCIL: WARD 8

LEGEND:
 XXXX ADDRESS
 B.S.L. BUILDING SETBACK LINE
 VAR. VARIABLE WIDTH
 ROW. RIGHT OF WAY
 NF. NOW OR FORMERLY
 SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS

LINE TYPES:
 RIGHT OF WAY LINE
 WROUGHT IRON FENCE
 VINYL FENCE
 BUILDING SETBACK LINE

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 29,958 SQUARE FEET (0.688 ACRES MORE OR LESS), AND A TOTAL OF 25 LOTS.
- THE SUBJECT TRACT HAS ST. LOUIS COUNTY LOCATOR NUMBERS OF 24V510188 AND 24V510452.
- CURRENT ADDRESSES OF SUBJECT TRACT: 17014 AND 17016 MANCHESTER ROAD, GROVER, MO 63040
- ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.
- BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: WARRANTY DEED TO THE SELLING TEAM, LLC DBA REZO HOUSE BUYERS LLC, RECORDED AS DOCUMENT NUMBER 2023081800539 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- NO EASEMENT OR TITLE REPORT WAS SUPPLIED TO WEIHE ENGINEERS AND THERE MAY BE EASEMENTS OR SERVITUDES WHICH MAY AFFECT SUBJECT PROPERTY WHICH ARE NOT NOTED OR SHOWN HEREON. ONLY THOSE EASEMENTS DISCOVERED DURING THE NORMAL COURSE OF RESEARCH ARE SHOWN HEREON, AND WEIHE ENGINEERS GIVES NO WARRANTY, IMPLIED OR OTHERWISE, FOR THE COMPLETENESS OF EASEMENTS AND/OR ENCUMBRANCES SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY TO SELLING TEAM, LLC DBA REZO HOUSE BUYERS LLC THAT WE HAVE, DURING THE MONTH OF OCTOBER, 2023, PERFORMED A BOUNDARY SURVEY AND PREPARED A LOT SPLIT PLAT OF "LOT 7A OF 'GROVER HEIGHTS LOT 7A' (PLAT BOOK 370, PAGE 200), LOCATED IN SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, 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.
 WEIHE ENGINEERS, INC.
 MO CORP. #2019038947
 VIRGINIA W. HUMISTON, P.L.S., PROJECT MANAGER DATE _____
 MO. REG. L.S. #2019016645

This instrument prepared by:
REZO HOUSE BUYERS LLC
 C/O KYLIE BROWN
 172 PLAZA DRIVE
 WILDWOOD, MO 63040
 (844) 734-HOME

This instrument prepared by:
WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture
 Build with confidence.
 14528 S. Outer 40 Road, Ste. 444
 Chesterfield, MO 63017
 weihe.net
 314 | 343 - 2211
 800 | 452 - 6408
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER