

**AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE ADJUSTMENT OF TWO LEGAL LOTS OF RECORD, BEING LOT 5 OF RIEGER FARMS, PLAT ONE, AND LOT 6 OF RIEGER FARMS, PLAT TWO, LOCATED IN SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE SOUTH SIDE OF RIEGER ROAD, EAST OF WILD HORSE CREEK ROAD, AND TO BE HEREAFTER KNOWN AS “RIEGER FARMS LOTS 5 AND 6 BOUNDARY ADJUSTMENT PLAT.”**

**WHEREAS**, the owners of these two (2) properties, which are part of a large-lot, single family residential subdivision approved by the Wildwood City Council in late 2023, are now seeking a subdivision action relative to them to accommodate a buyer’s desire to increase the acreage of Lot 5, while reducing the area of Lot 6; and

**WHEREAS**, with this adjustment, if approved, the lots will meet the respective minimum lot area of the NU Non-Urban Residence District, along with the boundary dimensions and frontages set for access purposes, all being stipulated by the City of Wildwood’s *Subdivision and Development Regulations*, specifically Chapter 420.360 Boundary Adjustments – Exceptions; and

**WHEREAS**, none of the environmental and infrastructure components of this large-lot residential subdivision are to be changed by this adjustment, meaning the tree preservation components, soil/slope analysis, under the Natural Resources Protection Standards, access provisions via the private roadway, and stormwater management improvements remain protective in their regards; and

**WHEREAS**, with this adjustment and the transfer of land area, only one (1) lot will remain of the original eight (8) parcels of ground that were created with the approvals of the two (2) plats by the City Council without a dwelling in place or underway at this time; 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 needed certification of the subdivision’s name and assignment of addresses from 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 Boundary Adjustment Plat that will result in the alterations of the two (2), legal lots of record, which them being Lot 5 of Rieger Farms – Plat One, and Lot 6 of Rieger Farms – Plat Two, each a part of Section 33, Township 45 North, Range 3 East, with both parcels of ground being consistent with the regulations set forth in the Chapter 420.360 Boundary Adjustments, Exceptions, of the City of Wildwood’s *Subdivision and Development Regulations*, respectively. These said properties being more specifically situated on the south side of Rieger Road, east of Wild Horse Creek Road, and hereafter to be known as “Rieger Farms Lots 5 and 6 Boundary Adjustment 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.

This Bill was passed and approved this 8th day of April, 2024, by the Council of the City of Wildwood after having been read by title or in full two times prior to passage.

  
\_\_\_\_\_  
Presiding Officer

ATTEST:

  
\_\_\_\_\_  
City Clerk

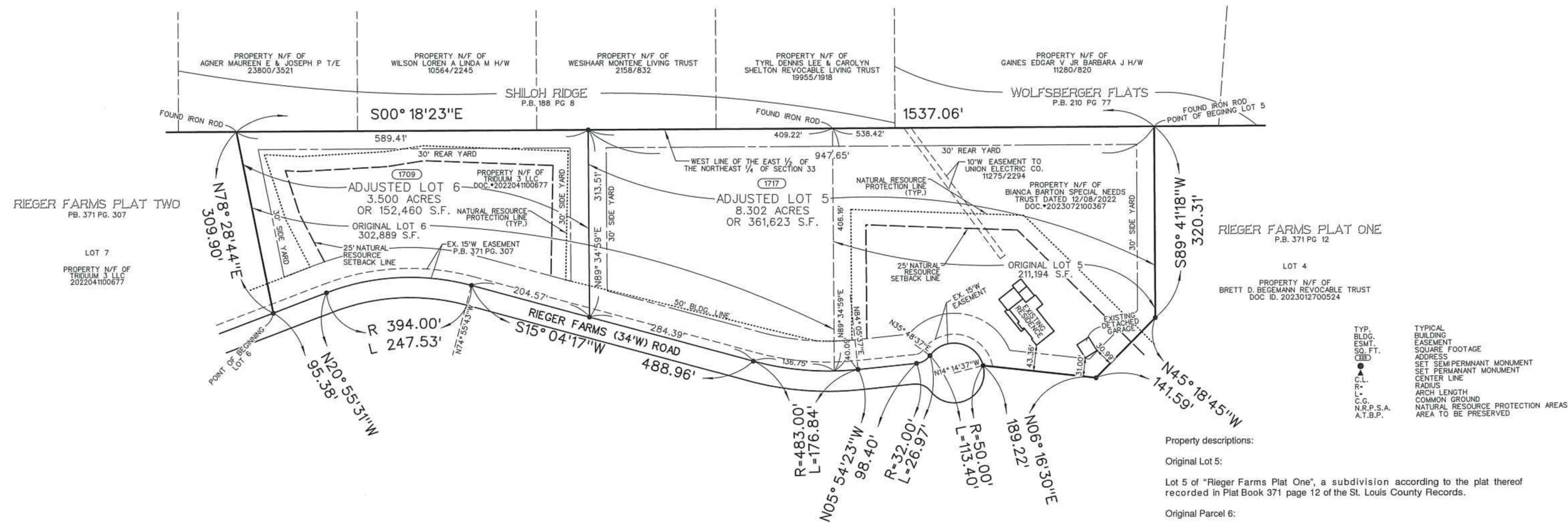
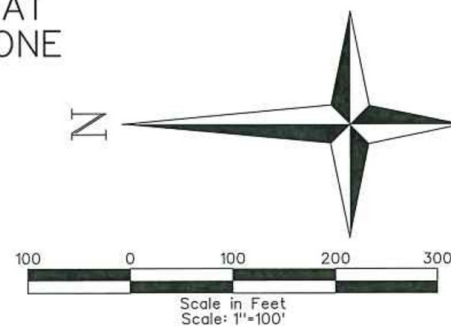
  
\_\_\_\_\_  
James R. Bowlin, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



RIEGER FARMS LOTS 5 AND 6 BOUNDARY ADJUSTMENT PLAT  
 A TRACT OF LAND BEING LOT 5 OF RIEGER FARMS PLAT ONE  
 AND LOT 6 OF RIEGER FARMS PLAT TWO IN  
 SECTION 33, TOWNSHIP 45 NORTH - RANGE 3 EAST  
 CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI  
 ZONED "NU" - NON-URBAN - RESIDENCE DISTRICT



RIEGER FARMS PLAT TWO  
 P.B. 371 PG. 307

LOT 7  
 PROPERTY N/F OF  
 TRIDIUM 3, LLC  
 202204100677

RIEGER FARMS PLAT ONE  
 P.B. 371 PG. 12

LOT 4  
 PROPERTY N/F OF  
 BRETT D. BEGEMANN REVOCABLE TRUST  
 DOC. ID. 202302700524

- TYP. BLDG. ESMT. SO. FT. C.B.M.
- C.L. N. C.G. N.R.P.S.A. A.T.B.F.
- TYPICAL BUILDING EASEMENT SQUARE FOOTAGE ADDRESS SET PERMANENT MONUMENT SET PERMANENT MONUMENT CENTER LINE RADIUS ARCH LENGTH COMMON GROUND NATURAL RESOURCE PROTECTION AREAS AREA TO BE PRESERVED

Property descriptions:

Original Lot 5:  
 Lot 5 of "Rieger Farms Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 page 12 of the St. Louis County Records.

Original Parcel 6:  
 Lot 6 of "Rieger Farms Plat Two", a subdivision according to the plat thereof recorded in Plat Book 371 page 307 of the St. Louis County Records.

Adjusted Lot 5:  
 A tract of land being Lot 5 of "Rieger Farms Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 Page 12 of the St. Louis County Records and part of Lot 6 of "Rieger Farms Plat Two", a subdivision according to the plat thereof recorded in Plat Book 371 Page 307 of the St. Louis County Records in Section 33, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:  
 Beginning at the Northeast corner of Lot 4 of said "Rieger Farms Plat One"; thence along the North line of said Lot 4 South 89 degrees 18 minutes 18 seconds West 320.31 feet to a point; thence continuing along said North line North 45 degrees 18 minutes 45 seconds West 141.59 feet to the West line of said Lot 4; thence along said West line North 06 degrees 16 minutes 30 seconds East 189.22 feet to the South line of Rieger Farms Road, 34 feet wide; thence along said South line and the East line of Rieger Farms Road, 34 feet wide, the following courses and distances: along a curve to the left whose radius points bears North 14 degrees 14 minutes 37 seconds West 50.00 feet a distance of 113.40 feet, along a curve to the right whose radius point bears North 35 degrees 48 minutes 37 seconds East 32.00 feet a distance of 26.97 feet, North 05 degrees 54 minutes 23 seconds West 98.40 feet, along a curve to the right whose radius point bears North 84 degrees 05 minutes 37 seconds East 483.00 feet a distance of 176.84 feet and North 15 degrees 04 minutes 17 seconds East 284.39 feet to a point; thence leaving said East line of Rieger Farms Road, 34 feet wide, North 89 degrees 34 minutes 59 seconds East 313.51 feet to the West line of "Shiloh Ridge", a subdivision according to the plat thereof recorded in Plat Book 188 page 8 of the St. Louis County Records; thence Southwardly along said West line and along the West line of "Wolfsberger Flats", a subdivision according to the plat thereof recorded in Plat Book 210 Page 77 of the St. Louis County Records South 00 degrees 18 minutes 23 seconds East 947.65 feet to the point of beginning and containing 8.302 acres or 361,623 square feet according to calculations by Volz, Inc. during January 2024.

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Old Republic Title Company of St. Louis, Inc.  
 Informational Title Report  
 File No: 2200298  
 Effective Date: January 3, 2022  
 Schedule B Section II  
 [Note: Surveyor's Comments in Brackets]

4. Easement to Yahola Pipe Co. and Agreement with Ozark Pipe Line according to deed recorded in Book 411 page 586 and Book 472 page 14. [Easement is blanket in nature. Documents do not define a location or width of the easement.]
5. Easement to Union Electric Company recorded in Book 11275 page 2294. [The approximate location of the easement is shown hereon. Per said document the final location of the easement shall be the centerline of the facilities as actually installed.]

This acknowledgement certifies this Boundary Adjustment plat of Rieger Farms Lots 5 and 6 Boundary Adjustment Plat has been approved by the CITY OF WILDWOOD, MISSOURI on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vujnich, Director of Planning and Parks

I, Megan Eldridge, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify this Subdivision Plat was approved by Ordinance Number \_\_\_\_\_, under action taken by the City of Wildwood, Missouri on the \_\_\_\_\_ day of \_\_\_\_\_, 2024. Said ordinance of the same appears on record in my office as testimony whereof, I herewith now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Megan Eldridge, City Clerk

We, Volz Incorporated, have during January 2024, by order of Tridium 3 LLC, prepared a Boundary Adjustment Plat of "A tract of being Lot 5 of 'Rieger Farms Plat One' and Lot 6 of 'Rieger Farms Plat Two' in Section 33, Township 45 North - Range 3 East City of Wildwood, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

General Notes:

1. Bearing on system adopted from Rieger Farms Plat One as recorded in Plat Book 371 Page 12 of the St. Louis County Records.
2. Source of Record  
 Owner: Bianca Barton Special Needs Trust Dated 12/08/2022  
 Addresses: 1717 Rieger Farms Rd, Wildwood, MO 63033  
 Deed of Record: Doc.#2023072100367  
  
 Owner: Tridium 3, LLC  
 Addresses: 1709 Rieger Farms Rd, Wildwood, MO 63038  
 Deed of Record: Doc.#2022041100677
3. This plat contains 11.802 acres.
4. St. Louis County Benchmark 12171 - Elevation = 459.91 NAVD83(SLC2011a) Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.
5. We have determined the horizontal location of this tract of land in the City of Wildwood, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Louis County, Missouri and incorporated areas", Panel 260 of 445, Map Number 29189C0260K with a map revised date of February 4, 2015 by express reference to the map and its legend, this tract is indicated to be within Zone X unshaded area.

The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be

susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that, "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

6. Prepared for: Tridium 3 LLC  
 16990 Swingle Ridge Rd  
 Chesterfield, MO 63017
7. Service Providers List  
 Wildwood City Council Ward 1  
 Rockwood School District  
 Monarch Fire Protection District  
 Missouri American Water Company  
 Ameren U.E.  
 Private Sepsic Sewer system  
 Charter Communications  
 Spire Energy  
 St. Louis County - Wildwood Precinct #6  
 Bonhomme Creek Watershed  
 AT&T Telephone  
 Zip Code 63005
8. Property referenced from Old Republic Title Company of St. Louis, Inc. Commitment No. 2200298, Dated January 3, 2022. The above referenced commitment was relied upon to disclose all easements of record.
9. The total area preserved on Rieger Farms Plats One and Two and 2 under the Natural Resource Protection Standards is 14.341 Acres.
10. All survey monumentation have been set.

We, the undersigned, owners of the tracts of land platted and further described in the foregoing surveyor's certification, have caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment Plat, which shall hereafter be known as "Rieger Farms Lots 5 and 6 Boundary Adjustment Plat."

This plat amends that certain Natural Resource Protection Lines and associated 25' Natural Resource Setback Line, per the original lines as recorded in Plat Book 374 Page 12, and Plat Book 371 Page 307 and are adjusted as depicted hereon. The amount of preservation after adjustment, remains unchanged between these two (2) lots.

The Natural Resource Protection Standard Areas that are indicated on each of these individual lots are intended to protect the natural or existing designated environmental features of developments within the City of Wildwood. These areas are one hundred (100%) percent protected from any type of disturbance by any owner(s) of these properties, except as allowed by the City's regulations, with prior authorization by the Department of Planning. Areas indicated as one hundred (100%) percent protected cannot be graded, nor may trees or other vegetation be removed. Additionally, the placement of buildings and/or structures, including playgrounds, fences, and irrigation system piping, is strictly prohibited. Said standards and requirements apply in perpetuity to each of the lots included on this plat, except as such exception may be specifically approved or granted by the City of Wildwood or its regulations.

Building lines are hereby established as shown on this plat.

Properties remain subject to the Declaration of Easements, covenants and restrictions recorded the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ as Daily Number \_\_\_\_\_ in the St. Louis County Records.

All easements have been located and identified per the Title Commitment information provided hereon. No new easements to be established or vacated as a function of this plat. All stormwater management improvements and easements, if applicable. That are associated with these adjusted lots remain unchanged and in full force.

The undersigned further state that said properties are not encumbered liens or delinquent taxes.

IN TESTIMONY WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Bianca Barton Special Needs Trust Dated 12/08/2022

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print Name and Title \_\_\_\_\_ Print Name and Title \_\_\_\_\_

Tridium 3 LLC

Ryan J. Farber, Member Manager  
 Tridium 3 LLC

STATE OF MISSOURI )  
 COUNTY OF ST. LOUIS ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the co-trustees of Bianca Barton Special Needs Trust Dated 12/08/2022 and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: \_\_\_\_\_

Notary Public  
 Print Name \_\_\_\_\_

STATE OF MISSOURI )  
 COUNTY OF ST. LOUIS ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of Tridium 3 LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: \_\_\_\_\_

Notary Public  
 Print Name \_\_\_\_\_

PRELIMINARY FOR REVIEW & COMMENT

**VOLZ Incorporated**  
 10848 Indian Head Ind'l. Blvd.  
 St. Louis, Missouri 63132  
 314.426.6212 main - 314.890.1250 fax  
 WWW.VOLZINC.COM

Eric J. Kirby  
 Professional Land Surveyor  
 Mo. P. L. S. #200500074

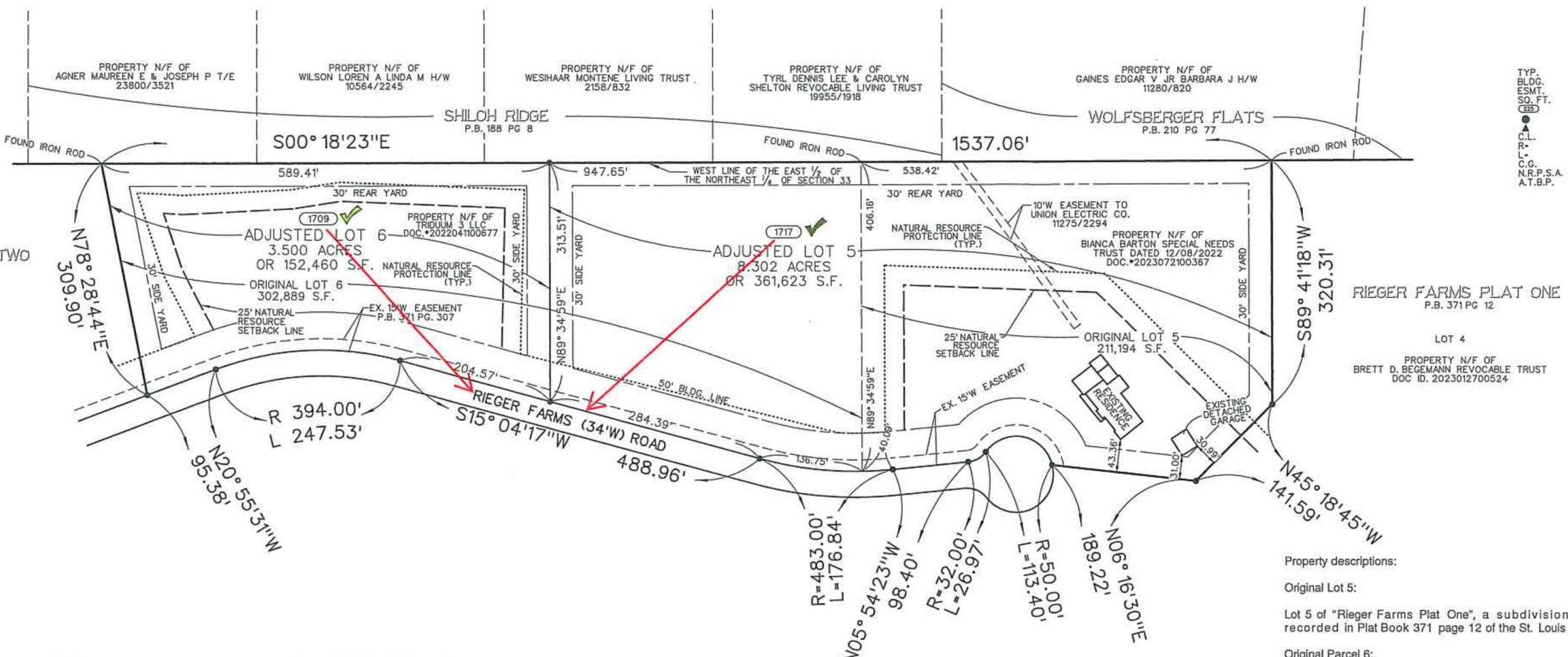
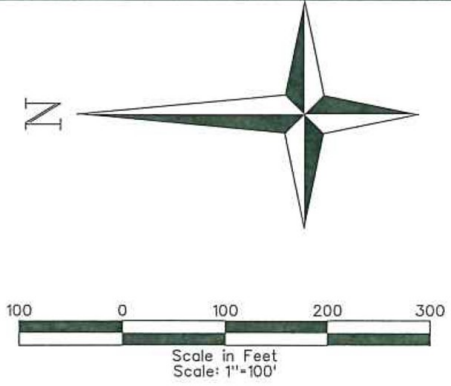
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:  
 NO. 19 EXPIRES: DECEMBER 31, 2025 - LAND SURVEYING  
 NO. 203 EXPIRES: DECEMBER 31, 2025 - ENGINEERING

1709 Rieger Farms  
 1717 Rieger Farms  
 City of Wildwood, Missouri  
 22714-0

Sheet 1 of 1



RIEGER FARMS LOTS 5 AND 6 BOUNDARY ADJUSTMENT PLAT  
 A TRACT OF LAND BEING LOT 5 OF RIEGER FARMS PLAT ONE  
 AND LOT 6 OF RIEGER FARMS PLAT TWO IN  
 SECTION 33, TOWNSHIP 45 NORTH - RANGE 3 EAST  
 CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI  
 ZONED "NU" - NON-URBAN - RESIDENTIAL DISTRICT



TYP. BLDG. ESMT. SO. FT. C.B.D. C.L. R. L. C.C. N.R.P.S.A. A.T.B.P.

TYPICAL BUILDING EASEMENT SQUARE FOOTAGE ADDRESS SET SEMI-PERMANENT MONUMENT SET PERMANENT MONUMENT CENTER LINE ARCH LENGTH COMMON GROUND NATURAL RESOURCE PROTECTION AREAS AREA TO BE PRESERVED

We, the undersigned, owners of the tracts of land plotted and further described in the foregoing surveyor's certification, have caused these parcels to be adjusted in land area in the manner shown on the above Boundary Adjustment Plat, which shall hereafter be known as "Rieger Farms Lots 5 and 6 Boundary Adjustment Plat."

This plat amends that certain Natural Resource Protection Lines and associated 25' Natural Resource Setback Line, per the original lines as recorded in Plat Book 374 Page 12, and Plat Book 371 Page 307 and are adjusted as depicted hereon.

Building lines are hereby established as shown on this plat.  
 All easements have been located and identified per the Title Commitment information provided hereon. No new easements to be established or vacated as a function of this plat.

The undersigned further state that said properties are not encumbered liens or delinquent taxes.

IN TESTIMONY WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

Bianca Barton Special Needs Trust Dated 12/08/2022

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print Name and Title \_\_\_\_\_ Print Name and Title \_\_\_\_\_

Tridium 3 LLC \_\_\_\_\_

Ryan J. Farber, Member Manager  
 Tridium 3 LLC

Property descriptions:

- Original Lot 5:  
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- Original Parcel 6:  
 Lot 6 of "Rieger Farms Plat Two", a subdivision according to the plat thereof recorded in Plat Book 371 page 307 of the St. Louis County Records.

Adjusted Lot 5:  
 A tract of land being Lot 5 of "Rieger Farms Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 Page 12 of the St. Louis County Records and part of Lot 5 of "Rieger Farms Plat Two", a subdivision according to the plat thereof recorded in Plat Book 371 Page 307 of the St. Louis County Records in Section 33, Township 45 North - Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:  
 Beginning at the Northeast corner of Lot 4 of said "Rieger Farms Plat One"; thence along the North line of said Lot 4 South 89 degrees 41 minutes 18 seconds West 320.31 feet to a point; thence continuing along said North line North 45 degrees 18 minutes 45 seconds West 141.59 feet to the West line of said Lot 4; thence along said West line North 06 degrees 16 minutes 30 seconds East 189.22 feet to the South line of Rieger Farms Road, 34 feet wide; thence along said South line and the East line of Rieger Farms Road, 34 feet wide, the following courses and distances: along a curve to the left whose radius points bears North 14 degrees 14 minutes 37 seconds West 50.00 feet a distance of 113.40 feet, along a curve to the right whose radius point bears North 35 degrees 48 minutes 37 seconds East 32.00 feet a distance of 26.97 feet, North 05 degrees 54 minutes 23 seconds West 98.40 feet, along a curve to the right whose radius point bears North 84 degrees 05 minutes 37 seconds East 483.00 feet a distance of 176.84 feet and North 15 degrees 04 minutes 17 seconds East 284.39 to a point; thence leaving said East line of Rieger Farms Road, 34 feet wide, North 89 degrees 34 minutes 59 seconds East 313.51 feet to the West line of "Shiloh Ridge", a subdivision according to the plat thereof recorded in Plat Book 188 page 8 of the St. Louis County Records; thence Southwardly along said West line and along the West line of "Wolfsberger Flats", a subdivision according to the plat thereof recorded in Plat Book 210 Page 77 of the St. Louis County Records South 00 degrees 18 minutes 23 seconds East 947.65 feet to the point of beginning and containing 8.302 acres or 361,623 square feet according to calculations by Volz, Inc. during January 2024.

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STATE OF MISSOURI )  
 COUNTY OF ST. LOUIS ) SS

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of Tridium 3 LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

**REVIEWED**  
 By Mary Coffindaffer at 3:22 pm, Jan 17, 2024

**APPROVED**  
 By Mary Coffindaffer at 3:24 pm, Jan 17, 2024

General Notes:

- Bearing on system adopted from Rieger Farms Plat One as recorded in Plat Book 371 Page 12 of the St. Louis County Records.
- Source of Record  
 Owner: Bianca Barton Special Needs Trust Dated 12/08/2022  
 Addresses: 1717 Rieger Farms Rd, Wildwood, MO 63038  
 Deed of Record: Doc.#2023072100367  
 Owner: Tridium 3, LLC  
 Addresses: 1709 Rieger Farms Rd, Wildwood, MO 63038  
 Deed of Record: Doc.#2022041100677
- This plat contains 11.802 acres.
- St. Louis County Benchmark 12171 - Elevation = 459.91 NAVD88(SLC201a)  
 Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.
- We have determined the horizontal location of this tract of land in the City of Wildwood, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Louis County, Missouri and Incorporated areas", Panel 260 of 445, Map Number 29189C0260K with a map revised date of February 4, 2015 By express reference to the map and its legend, this tract is indicated to be within Zone X unshaded area.

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This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

- Prepared for: Tridium 3 LLC  
 16690 Swingley Ridge Rd  
 Chesterfield, MO 63017
- Service Providers List

Wildwood City Council Ward 1  
 Rockwood School District  
 Monarch Fire Protection District  
 Missouri American Water Company  
 Ameren U.E.  
 Private Septic Sewer system  
 Charter Communications  
 Spire Energy  
 St. Louis County - Wildwood Precinct #6  
 Bonhomme Creek Watershed  
 AT&T Telephone  
 Zip Code 63005

- Property referenced from Old Republic Title Company of St. Louis, Inc. Commitment No. 2200298, Dated January 3, 2022. The above referenced commitment was relied upon to disclose all easements of record.
- The total area preserved on Rieger Farms Plats One and Two and 2 under the Natural Resource Protection Standards is 14.341 Acres.

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 Effective Date: January 3, 2022  
 Schedule B Section II  
 [Note: Surveyor's Comments in Brackets]

- Easement to Yarhola Pipe Co. and Agreement with Ozark Pipe Line according to deed recorded in Book 411 page 586 and Book 472 page 14. [Easement is blanket in nature. Documents do not define a location or width of the easement.]
- Easement to Union Electric Company recorded in Book 11275 page 2294. [The approximate location of the easement is shown hereon. Per said document the final location of the easement shall be the centerline of the facilities as actually installed.]

This acknowledgement certifies this Boundary Adjustment plat of Rieger Farms Lots 5 and 6 Boundary Adjustment Plat has been approved by the CITY OF WILDWOOD, MISSOURI on this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vujnich, Director of Planning and Parks

I, Megan Eldridge, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify this Subdivision Plat was approved by Ordinance Number \_\_\_\_\_, under action taken by the City of Wildwood, Missouri on the \_\_\_\_ day of \_\_\_\_\_, 2024. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this \_\_\_\_ day of \_\_\_\_\_, 2024.

Megan Eldridge, City Clerk

We, Volz Incorporated, have during January 2024, by order of Tridium 3 LLC, prepared a Boundary Adjustment Plat of "A tract of being Lot 5 of 'Rieger Farms Plat One' and Lot 6 of 'Rieger Farms Plat Two' in Section 33, Township 45 North - Range 3 East City of Wildwood, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.

FIRST M. LAST  
 NUMBER  
 PL#-XXXXXXXXXX  
 PR#-L1M1NARY

Eric J. Kirby  
 Professional Land Surveyor  
 Mo. P.L.S. #200500074

**VOLZ**  
 Incorporated

10849 Indian Head Ind'l Blvd.  
 St. Louis, Missouri 63132  
 314.426.6212 main - 314.890.1250 fax  
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:  
 NO. 19 EXPIRES: DECEMBER 31, 2025 - LAND SURVEYING  
 NO. 203 EXPIRES: DECEMBER 31, 2025 - ENEURION

1709 Rieger Farms  
 1717 Rieger Farms  
 City of Wildwood  
 St. Louis County, Missouri

22714-0  
 Sheet 1 of 1