AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE ADJUSTMENT OF THREE LEGAL LOTS OF RECORD, BEING LOT 204 OF FOX CREEK VALLEY – PLAT 6 AND TRACTS OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 44 NORTH, RANGE 3 EAST [PLAT BOOK 120, PAGES 4 AND 5], LOCATED ON THE EAST AND WEST SIDES OF CHATEAU LANE, NORTH OF MODEL REALTY ROAD, AND TO BE HEREAFTER KNOWN AS "4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE BOUNDARY ADJUSTMENT PLAT".

WHEREAS, the owners of these lots are seeking this adjustment, which will reduce the area of the largest parcel of ground to a 25.96-acre area, while the remaining lots all exceed a minimum three (3) acre threshold; and

WHEREAS, with this adjustment, the lots will meet the respective sizes of the NU Non-Urban Residence District and the minimum boundary dimensions and frontages for access purposes, as stipulated by the City of Wildwood's *Subdivision and Development Regulations*, specifically Chapter 420.360 Boundary Adjustments – Exceptions; and

WHEREAS, two (2) of the lots that are part of this subdivision action have areas of floodplain associated with them, which does create another set of requirements relative to their depictions on the plat, as well as requiring additional setback distances from the 100-Year Flood lines (base floods), which are intended to protect any residential building or structure attached thereto from inundation during a major storm event; and

WHEREAS, with this adjustment and the transfer of land area, certain issues relating to improvements appear to be addressed by it as well, i.e., placing accessory structures on a property where a primary use exists; 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 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:

<u>Section One.</u> 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 three (3), legal lots of record, which are a tract of land being Lot 204 of Fox Creek Valley – Plat Six and tracts of land in Sections 29 and 32, Township 44 North, Range 3 [Plat Book 120, Pages 4 and 5], all 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*. With said properties being more specifically situated on the east and west sides of Chateau Lane, north of Model Realty Road, and hereafter to be known as "4715 and 4703 Chateau Lane and 18815 Vixen Drive Boundary Adjustment Plat." These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owner's request, which is attached hereto and made a part hereof.

<u>Section Two.</u> 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 Boundary Adjustment 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.

<u>Section Three.</u> 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 the Council of <u>April</u>, 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

9 adirel City Clerk

James R. Bowlin, Mayor

ATTEST:

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BOUNDARY ADJUSTMENT PLAT

4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE

LOT 204 OF FOX CREEK VALLEY PLAT NO. 6 AND TRACTS OF LAND IN SECTIONS 29 AND 32, IN TOWNSHIP 44

NORTH, RANGE 3 EAST

IN PLAT BOOK: 120, PAGE(S): 4-5 ST. LOUIS COUNTY, MISSOURI

4715 CHATEAU LANE DEED BOOK 17735 PAGE 3595: "LOT 20 OF FOX CREEK VALLEY, PARCEL 1, PLAT & ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(S) 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS".

PROPERTY DESCRIPTIONS (ORIGINAL)

RECORDS" 18815 VXEN DRIVE 1895 VXEN DRIVE DEED BOOK 2008 PAGE 7429: 17 TRACT OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 44 NORTH, RANGE 3 EAST DESCRIBED AS: BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 6, A SUBDINISION IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID LOT 204 A DISTANCE OF 270 FEEST OA FOINT METHOD STATUS TO THE SOUTHEAST CORNER THEREOF, THENCE EASTEWNARDLY ALONG A LINE BEING THE DIRECT CONTINUATION EASTWARDLY OF THE SOUTHEAN LINE OF SAID LOT 204, A DISTANCE OF 270 FEEST. MORE ON LESS TO A FOINT IN THE WERTEN LINE OF LOT 15 OF FOX CREEK VALLEY PLAT NO. 2, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, THE FLAT OF WHICH IS RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHWARDLY ALONG THE WEST LINE OF LOT 15 HAD 16 OF SAID FOX CREEK VALLEY PLAT NO. 2, A DISTANCE OF 270 FEEST. MORE OR LESS TO A FOINT IN THE WEST SUB TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GEORGE LOUIS BECKER AND UNFE BY DEED RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHWARDLY ALONG THE WEST LINE OF LOT 15 HAD 16 OF SAID FOX CREEK VALLEY PLAT NO. 2, A DISTANCE OF 250 FEET. TO THE SOUTHEAST CORNER OF SAID DEX TO THE SOUTHEAST CORNER OF FROPERTY CONVEYED TO GEORGE LOUIS BECKER AND UNFE BY DEED RECORDED IN BOOK 6320 PAGE 1550 OF ST. LOUIS COUNTY RECORDS, THENCE SOUTH 50 DEGREES 31 MINUTES WEST 160 FEET TO THE SOUTHERY CONVEYED TO ALLEY PLAT NO. 2. THENCE NORTHWARE TO ALLONG ALE SUBMITISTER WEST 150 FEET TO THE SOUTHWEST CORNER PROPERTY, THENCE NORTHWARE LY ALONG THE EASTERN LINE OF SAID FOX CREEK VALLEY PLAT NO. 2 TO A POINT IN THE WEST ALONG THE LOUIS COUNTERN LINE OF SAID DEAGREES ALONG THE LOUIS COUNTY RECORDED IN BOOK 4820 PAGE 320 FT THE SCILLUIS COUNTY RECORDS. THENCE SOUTH BE DEGREED SAID MULTES WEST ALONG THE LINE DIVING SECTION 32 AND SECTION 33 AND SOUTH SOUTHERS LONG THE SUNTHENES

4703 CHATEAU LANE DEED BOOK 23464 PAGE 1274: 1A TRACT OF LAND IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 6; THENCE NORTH 85 DEGREES 27 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 204, 495.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 204; THENCE MORTH 85 DEGREES 33 MINUTES 51 SECONDS MEST ALONG THE WESTERN LINE OF SAID LOT 204, 495.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 204; THENCE MORTH 45 DEGREES 33 MINUTES 58 SECONDS WEST ALONG THE WESTERN LINE OF PROPOSED CHATEAU LANE, 50 FEET MORE, 547 FEET TO A POINT; THENCE CONTINUING NORTHWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 640 FEET A DISTANCE OF 344.53 FEET TO A POINT; THENCE NORTH 3D EGREES 32 MINUTES O'S SECONS WEST 469.74 FEET TO A POINT; THENCE SOUTH 0 DEGREES 32 MINUTES WEST 156.73 FEET TO THE POINT BEGINNING, ACCORDING TO SURVEY BY JUL L. MUELLER AND SONS DURING FEBRUARY, 1971*.

LOT A:

NEW PROPERTY DESCRIPTIONS

LOT A: A TRACT OF LAND BEING PART OF LOT 204 OF FOX CREEK VALLEY PLAT 6 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(S) 4 AND 5 OF THE 5T. LOUIS COUNTY RECORDS AND A TRACT OF LAND BEING PART OF SECTION 32, TOWNSHIP 44 NORTH, PANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 204; THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 119.30 FEET; THENCE DEPARTING FROM SAID WEST LINE, NORTH 80 DEGREES 19 MINUTES 39 SECONDS EAST, 137.96 FEET; THENCE NORTH 71 DEGREES 25 MINUTES 51 SECONDS EAST, 224.06 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 51 SECONDS PROLONGATION AND SAID SOUTH LINE OF LOT 204, NORTH 89 DEGREES 54 MINUTES 38 SECONDS UNEST, 726.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.022 ACRES MORE OR LESS.

LOT B:

A TRACT OF LAND BEING PART OF LOT 204 OF FOX CREEK VALLEY PLAT 6 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(S) 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS AND A TRACT OF LAND BEING PART OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS:

UND BEIND PART OF SELTION \$2, TUWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 204 ; THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 119.30 FEET TO THE POINT OF BEGINNING; OF LOT 8 HEREIN DESCRIBED, THENCE CONTINUING ALONG SAID WEST LINE OF ING AND THE WEST LINE OF SAID SECTION 32, NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 336.43 FEET; THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 32, NORTH 01 DEGREES 21 MINUTES 59 SECONDS EAST, 346.27 FEET; TO THE WEST LINE OF SAID SECTION 32, NORTH 01 DEGREES 25 MINUTES 59 SECONDS EAST, 46.27 FEET; TO THE WEST LINE OF SAID COND EAST, 34.27 FEET; THENCE LEAVING SAID WEST EXECTION 11.00 FEAD SECTION 32, NORTH 01 DEGREES 52 MINUTES 59 SECONDS EAST, 40.57 FEET; TO THE WEST LINE OF SAID COND DESCRIBED NO DEDE DOODS 6841 PAGE 1631 KNOWN AS CHATEAU LINE; THENCE HAUDING THE WEST LINE OF SAID OF GADO DESCRIBED IN DEED BOOK 6841 PAGE 1631 KNOWN AS CHATEAU LINE; THENCE THE FOLLOWING COURSES, ALONG A CURVE TO THE LEFT, HAVING A RADUIS OF 640.00 FEET AND AN ARC DISTANCE OF 344.35 FEET; TO THENCE CONTINUITES 40 SECONDS EAST, A CHORD DISTANCE OF 340.30 FEET; THENCE CONTINUITES 40 SECONDS EAST, A CHORD DISTANCE OF 340.30 FEET; THENCE CONTINUITES 40 SECONDS EAST, 3 CHORD DISTANCE OF 340.30 FEET; THENCE CONTINUITES 40 SECONDS EAST, 3 CHORD DISTANCE OF 340.30 FEET; THENCE CONTINUITES 40 SECONDS EAST, 3 CHORD DISTANCE OF 340.30 FEET; THENCE CONTINUITES 40 SECONDS EAST, 3 CHORD DISTANCE DISTANCE OF 341.51 FEET; SUBLES SECONDS EAST, 35.23 FEET; THENCE LEAVING SAID WEST EASEMENT LINE, SOUTH 3D DEGREES 51 MINUTES 50 SECONDS EAST, 35.23 FEET; THENCE LEAVING SAID WEST EASEMENT LINE, 5 DUTH 8D DEGREES 35 MINUTES 51 SECONDS WEST EASEMENT LINE, SOUTH 3D SECONDS WEST 224.06 FEET; THENCE SOUTH 10 DEGREES 51 SECONDS WEST EASEMENT LINE, 5 DUTH 8D DEGREES 35 MINUTES 51 SECONDS WEST EASEMENT LINE, SOUTH 8D DEGREES 51 MINUTES 51 SECONDS WEST 137.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.097 ACRES (265,60

LOT C: A TRACT OF LAND BEING PART OF SECTION 29 AND SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS

A TRACT OF LAND BEING PART OF SECTION 29 AND SECTION 32, TOWNSHIP 44 NORTH, BANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29 ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SECTION 29, NORTH 01 DEGREES 28 MINUTES 15 SECONDS EAST, 996.31 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBBETT L KARFELD BY DEED BOOK 1342 PAGE 1421; FURXCE LEAVING SAID WEST SECTION UNE, ALONG THE SOUTH LINE OF SAID SARFELD TRACT, NORTH 90 BEGREES 17 MINUTES 05 SECONDS EAST, 146.22 FEET TO THE WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. A RECORDED IN PLAT BOOK 199 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE, ALONG THE WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. A RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE, ALONG THE WESTERN LINES 55 SECONDS BAST, 130.07 FET TO THE NORTHEAST EAST, 108.20 CHT 12 DEGREES 40 FMINUTES SS SECONDS SEST, 20.09 FET; THENCE LEAVING SAID MUSTES SS SECONDS BAST, 140.20 FET; THENCE SOUTH 30 DEGREES 40 MINUTES 55 SECONDS BAST, 140.20 FET; THENCE SOUTH 30 DEGREES 40 MINUTES 55 SECONDS BAST, 130.07 FET TO THE NORTHEAST TAACT OF LAND CONVEYED TO TRUSTEES OF THE BECKER QUALIFIE OS JUSTINIST 2018 BY DEED BOOK 23.26 PAGE 2389; THENCE LEAVING SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. ALONG SAID BECKRI TRACT, THE FOLLOWING COURSES, 50TH 70 DEGREES 14 MINUTES 05 SECONDS WEST, 150 FET; THENCE SOUTH 30 DEGREES 40 MINUTES 55 SECONDS BAST, 20.007 FET TO SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. HEAVE DEGREES TA MINUTES 05 SECONDS BAST, 10.007 FET TO SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. HEAVE DEGREES 13 MINUTES 05 SECONDS BAST, 20.007 FET TO SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. HEAVE DEGREES 13 MINUTES 05 SECONDS BAST, 20.007 FET TO SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. HEAVE DEGREES 13 MINUTES 05 SECONDS BAST, 20.007 FET TO SAID WESTERN LINE OF FOX CREEX VALLEY FLAT NO. 2. HEAVE DEGRE

SIGNATURE

LIENHOLDER SCRIPT NO LIENS OR LIENORS APPLY FOR THE ADDRESS ON 4715 AND 4703 CHATEAU LANE. NO LIENS OR LIENORS APPLY FOR THE ADDRESS ON 18815 VIXEN DRIVE.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE 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 "4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI, MARCICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MIPROVING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE SCACIANTION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. ANY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST, LOUIS COUNTY RECORDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 20___

TRUSTEE, GARY BORKOWSKI, OF THE BORKOWSKI REVOCABLE TRUST PRINT NAME

TRUSTEE, GARY BORKOWSKI OF THE BORKOWSK REVOCABLE TRUST

STATE OF MISSOURI,

) SS COUNTY OF ST. LOUIS)

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: NOTARY PUBLIC

OWNER'S CERTIFICATE ____ WE, THE UNDERSIGNED, OWNERS OF THE 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 '4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE'. ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, IMPROVING, REPLACING, MAINTAINING, AND REPARING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. ANY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION. NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT. NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT. BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS COUNTY RECORDS. THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCLIMBERED BY DELINQUENT TAXES OR LIENS. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 20__,

BROOKE RENNELS, PRINT NAME BROOKE RENNELS, SIGNATURE

STATE OF MISSOURI,)) SS COUNTY OF ST. LOUIS)

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: ______ NOTARY PUBLIC

OWNER'S CERTIFICATE WE, THE UNDERSIGNED, OWNERS OF THE 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 "4715 AND 4703 CHATEAU LANE AND 18B15 VIXEN DRIVE".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNA SA'THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MIRPOVING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION MOD STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES, MAY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS COUNTY RECORDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS. . 20 .

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____

JOSHUA RENNELS, PRINT NAME JOSHUA RENNELS, SIGNATURE

STATE OF MISSOURI,)) SS

COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ 20___ BEFORE ME PERSONALLY APPEARED ______ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: ______ NOTARY PUBLIC

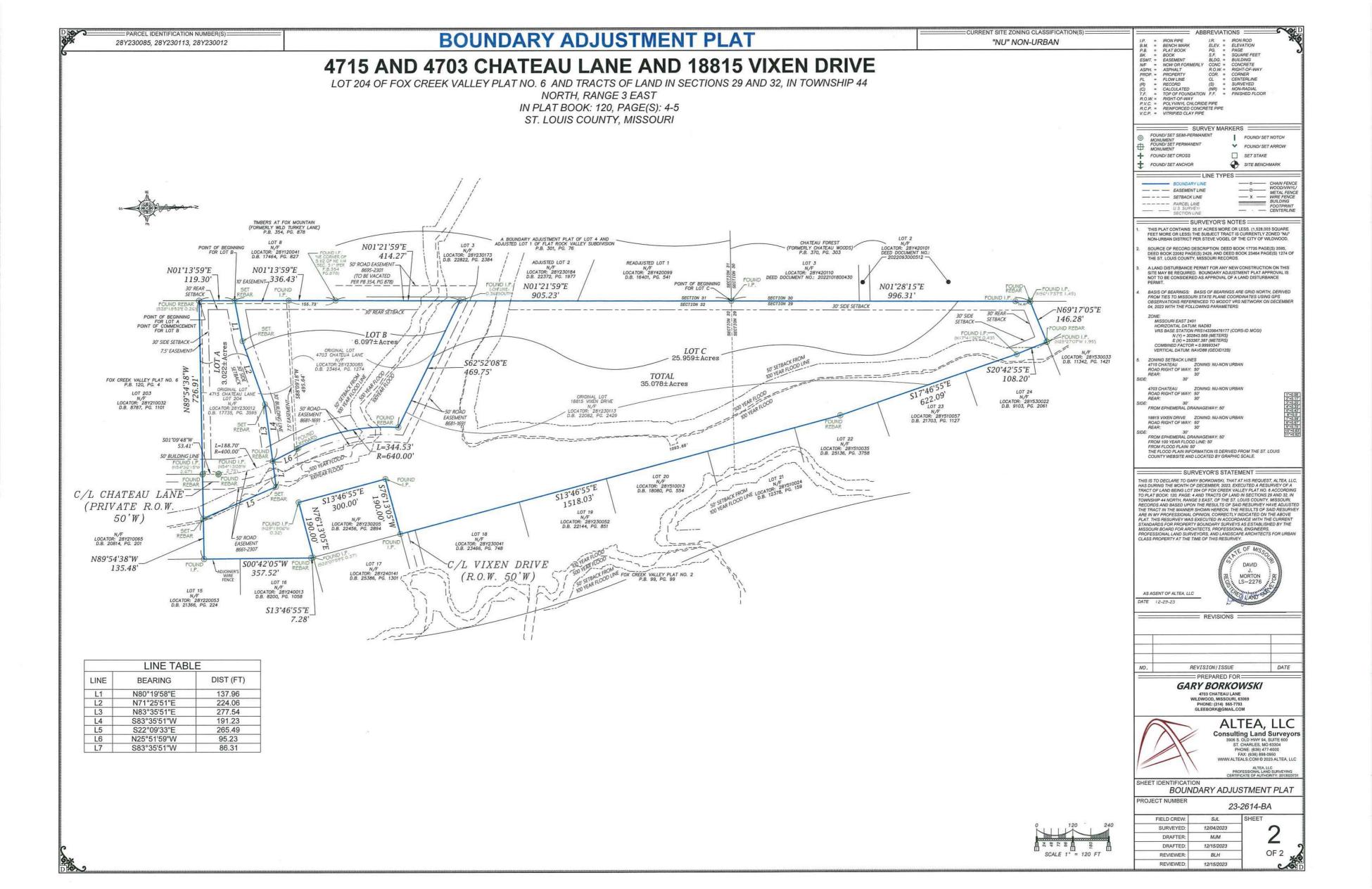
COUNTY CERTIFICATION THIS ACKNOWLEDGEMENT CERTIFIES THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS _____ DAY OF ______, 20__. CITY OF WILDWOOD DEPARTMENT OF PLANNING

JOE VUJNICH, DIRECTOR OF PLANNING

I, AMANDA FOSTER, CITY CLERK OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY ORDINANCE NUMBER ______, UNDER ACTION TAKEN BY THE CITY COUNCIL OF WILDWOOD, MISSOURI ON THE ______ DAY OF ______, ADJ ORDINANCE OF THE SAME APPEARS ON RECORD IN MY OFFICE AS TESTIMONY WHEREOF, I HEREUNTO NOW SET MY HAND AND AFFX THE OFFICIAL SEAL OF THE CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, ON THIS _____ DAY OF ______. 30____

AMANDA FOSTER, CITY CLERK

CURRENT SITE ZONING CLA	SSIFICATION(S)	ABBREVIATIONS
"NU" NON-UR	BAN	I.P. = IRON PIPE I.R. = IRON ROD B.M. = BENCH MARK ELEV. = ELEVATION
VE 9 44		P.B. = PLAT BOOK PG. = PAGE BK. = BOOK S.F. = SQUARE FEET ESMT. = EASEMENT BLDG. = BUILDING N/F = NOW OR FORMERLY COKC = CONCRETE ASPH. = ASPHALT R.O.W. = RIGHT-OF-WAY PROP. = PROPERTY COR. = CORNER FL. = FLOWLINE CL. = CENTERLINE (R) = RECORD (S) = SURVEYED (O) = CALCULATED (NR) = NON-RADIAL T.F. = TOP OF FOUNDATION F.F. = FINISHED FLOOR R.O.W. = RIGHT-OF-WAY P.V.C. = POLYWINY. CHLORIDE PIPE R.C.P. = REINFORCED CONCRETE PIPE V.C.P. = VITRIFIED CLAY PIPE
OWNER'S CERTIFICATE		SURVEY MARKERS
WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUR SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "4715 AND 4703 VIXEN DRIVE".	BDIVIDED IN THE MANNER	FOUND/SET SEMI-PERMANENT FOUND/SET SEMI-PERMANENT FOUND/SET PERMANENT FOUND/SET PERMANENT FOUND/SET ARROW FOUND/SET CROSS SET STAKE
ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSE TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAL ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, TI ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, IMPROVI MAINTAINING, AND REPARING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEME GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCANATION AND STORAGE OF MATER REPLACEMENT OF SAID UTILITIES AND FACILITIES. MAY EXCAVIATIONS MADE IN TH REPLACEMENT OF SAID UTILITIES AND FACILITIES. MAY EXCAVIATIONS MADE IN T	S COMPANY, AMEREN UNION HEIR SUCCESSORS AND NG, REPLACING, ORARY USE OF ADJACENT IALS DURING INSTALLATION,	FOUND/SET ANCHOR SITE BENCHMARK LINE TYPES O CHAIN FENCE WOOD/INTU MODARY LINE O CHAIN FENCE WOOD/INTU
PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL 1 INCLUDING RE-VEGETATION.	O ITS FORMER CONDITION,	SETBACK LINE X WIRE FENCE BUILDING FOOTPRINT U.S. SURVEY COMPRIM COMPRIM
NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.		SECTION LINE
NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFOR SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.		SURVEYOR'S NOTES THIS PLAT CONTAINS 35.07 ACRES MORE OR LESS. (1,528,003 SQUARE
BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.		FEET MORE OR LESS) THE SUBJECT TRACT IS CURRENTLY ZONED "NU" NON-URBAN DISTRICT PER STEVE VOGEL OF THE CITY OF WILDWOOD.
THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANC IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS	E OBLIGATIONS CONTAINED COUNTY RECORDS.	 SOURCE OF RECORD DESCRIPTION: DEED BOOK 17735 PAGE(S) 3595, DEED BOOK 22082 PAGE(S) 2429, AND DEED BOOK 23464 PAGE(S) 1274 OF
THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUEN	I TAXES OR LIENS.	THE ST. LOUIS COUNTY, MISSOURI RECORDS.
IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS DAY OF	, 20	 A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
GARY BORKOWSKI, PRINT NAME GARY BORKOWSKI, SIGNATURE		 BASIS OF BEARINGS: BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON DECEMBER 04, 2023 WTH THE FOLLOWING PARAMETERS:
STATE OF MISSOURI,)) SS		ZONE: MISSOURI EAST 2401
COUNTY OF ST. LOUIS)		HORIZONTAL DATUM: NAD83 VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
ON THIS DAY OF, 20_, BEFORE ME PERSONALLY APPEARED		N (Y) = 302843.559 (INETERS) E (X) = 253367.387 (INETERS) COMBINED FACTOR = 0.99993347
THAT EXECUTED THE SAME AS [HIS/HER/THEIR] FREE ACT AND DEED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.		VERTICAL DATUM: NAVDBB (GEOID12B) 5. ZONING SETBACK LINES 4715 CHATEAU ZONING: NU-NON URBAN
MY TERM EXPIRES: NOTARY PUBLIC		ROAD RIGHT OF WAY: 50' REAR: 30' SIDE: 30'
		4703 CHATEAU ZONING: NU-NON URBAN ROAD RIGHT OF WAY: 50'
OWNER'S CERTIFICATE		REAR: 30' 2"=0.1" SIDE: 30' 3"=0.25' FROM EPHEMERAL DRAINAGEWAY: 50' 5"=0.42'
WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYOR AND SUE SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "4715 AND 4703	BDIVIDED IN THE MANNER	FROM EPIRALPAL DIDUNINGENT 35 35–0.42 18815 VIXEN DRIVE ZONING: NU-NON URBAN 17–0.56 ROAD RIGHT OF WAY: 50' 18–0.07 18–0.07 REAR: 30' 10*0.08
VIXEN DRIVE". ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSE TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI, AMERICAN WATER COMPANY, LACLEDE GAS ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, TI ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, IMPROVI MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMP GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATER REPAIR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. ANY EACUAVITIONS MADE IN TH PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TI INCLUDING REVEGETATION.	S COMPANY, AMEREN UNION HEIR SUCCESSORS AND NG, REPLACING, 'ORARY USE OF ADJACENT IALS DURING INSTALLATION, IE ABOVE-DESCRIBED	SIDE: 30' LITTEDST FROM EPHEMERAL DRAINAGEWAY: 50' FROM 100 YEAR FLODD LINE: 50' FROM FLOOD PLAIN INFORMATION IS DERIVED FROM THE ST. LOUIS COUNTY WEBSITE AND LOCATED BY GRAPHIC SCALE. SURVEYOR'S STATEMENT THIS IS TO DECLARE TO GARY BORKOWSKI, THAT AT HIS REQUEST, ALTEA, LLC,
NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.		HAS DURING THE MONTH OF DECEMBER, 2023, EXECUTED A RESURVEY OF A TRACT OF LAND BEING LOT 204 OF FOX CREEK VALLEY PLAT NO. 6 ACCORDING
NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFOI SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.	RE, THESE PROPERTIES ARE	TO PLAT BOOK: 120, PAGE: 4 AND TRACTS OF LAND IN SECTIONS 29 AND 32, IN TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED
BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.		THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE
THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANC IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS	E OBLIGATIONS CONTAINED	PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE
THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUEN		MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.
IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS DAY OF		TE OF MISSION
TAMMY BORKOWSKI, PRINT NAME TAMMY BORKOWSKI SIGNATURE		AVID AVID R. MORTON S. LS-2276
STATE OF MISSOURI,)) SS		AS AGENT OF ALTEA, LLC
COUNTY OF ST. LOUIS)	70.115	DATE 12-29-23
ON THIS DAY OF 20 BEFORE ME PERSONALLY APPEARED KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUI THAT EXECUTED THE SAME AS HER FREE ACT AND DEED.		REVISIONS
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.	IN THE COUNTY AND STATE	
MY TERM EXPIRES:		
NOTARY PUBLIC		NO. REVISION/ISSUE DATE
	/ MAP	PREPARED FOR
State Vixen		GARY BORKOWSKI 4703 CHATEAU LANE WILDWOOD, MISSOURI, 63069 PHONE: (314) 565-7793 GLEEBORK@GMAIL.COM
CHATEAU LANE REALTY RD	ROCKWOOD	ALTEA, LLC Consulting Land Surveyors 3906 S. OLD HWY 94, SUITE 600 ST. CHARLES, MO 63304 PHONE: (636) 895-0050 WWW.ALTEALS.COM (6 2023 ALTEA, LLC
	and the second s	ALTEA, LLC PROFESSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY: 2013023731 SHEET IDENTIFICATION
	44	BOUNDARY ADJUSTMENT PLAT
		23-2614-BA
NOT TO	SCALE	FIELD CREW: SJL SHEET SURVEYED: 12/04/2023 DRAFTER: MJM
		DRAFTED: 12/15/2023
		REVIEWER: BLH OF 2
		REVIEWED: 12/15/2023



 PARCEL I	DENTIFICATION	I NUMBER(S)	
28Y230085	. 28Y230113.	28Y230012	

BOUNDARY ADJUSTMENT PLAT

4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE

LOT 204 OF FOX CREEK VALLEY PLAT NO. 6 AND TRACTS OF LAND IN SECTIONS 29 AND 32, IN TOWNSHIP 44

NORTH, RANGE 3 EAST IN PLAT BOOK: 120, PAGE(S): 4-5

ST. LOUIS COUNTY, MISSOURI

DIS

4715 CHATEAU LANE DEED BOOK 17735 PAGE 3595: "LOT 204 OF FOX CREEK VALLEY, PARCEL 1, PLAT 6 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(S) 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS".

PROPERTY DESCRIPTIONS (ORIGINAL)

RECORDS*. 18815 VIXEN DRIVE DEED BOOK 22082 PAGE 2428: ^* TRACT OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 44 NORTH, RANGE 3 EAST DESCRIBED AS; BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 6, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 120 PAGES 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID LOT 204 TO THE SOUTHEAST CORNER THEREOF; THENCE EASTWARDLY ALONG A LINE BEING THE DIRECT CONTINUATION EASTWARDLY OF THE SOUTHERN LINE OF SAID LOT 204 OT THE SOUTHEAST CORNER THEREOF; THENCE EASTWARDLY ALONG A LINE DEING THE DIRECT CONTINUATION EASTWARDLY OF THE SOUTHERN LINE OF SAID LOT 204 OT STANCE OF 270 FEET, MORE OR LESS TO A POINT IN THE WESTERN LINE OF LOT 15 OF FOX CREEK VALLEY PLAT NO. 2, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, THE FLAT OF WHICH IS RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF LOTS 15 AND 16 OF SAID FOX CREEK VALLEY PLAT NO. 2, A DISTANCE OF 320 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO GEORGE LOUIS BECKER AND WIFE BY DEED RECORDED IN BOOK 530 PAGE 1656 OF ST. LOUIS COUNTY RECORDS; THENCE SOUTHWEST CORNER OF SAID BECKER PROPERTY; THENCE NORTH 14 DEGREES 31 MINUTES WEST 300 FEET TO THE NORTHWEST CORNER OF SAID BECKER PROPERTY; THENCE NORTH 15 DEGREES 31 MINUTES WEST 100 THE STOP INT IN THE WESTERN LINE OF FAXID FOX CREEK VALLEY PLAT NO. 2 THE CORNTH 14 SOUTH BE DEGREES 31 MINUTES SUBJECKER PROPERTY; THENCE NORTH 14 SOUTH 145 SECTION 30 AND SOUTH 15 DEGREES 33 MINUTES SUBJECKER PROPERTY; THENCE NORTH 145 SUBTERS I SUBJECKER PROPERTY; THENCE NORTH 14 SOUTH 145 SECTION 30 AND SOUTH 15 DEGREES 31 MINUTES SUBJECKER PROPERTY; THENCE NORTH 14 SOUTH 145 SECTION 30 AND SOUTH 15 DEGREES 33 MINUTES SUBJECKER PROPERTY; THENCE NORTH 145 SECTION 30 AND SOUTH 35 AND THE SOUTHERS THENCE SOUTH 30 DEGREE AND MINTES WEST ALONG THE SOUTHWEST CORNEY OF SAND BOX SOUTH 30 DEGREES 30 MINUTES SUB

4703 CHATEAU LANE DEED BOOK 23464 PAGE 1274: "A TRACT OF LAND IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 204 OF FOX CREEK VALLEY PLAT NO. 8; THENCE NORTH 87 DEGREES 27 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 204, 495 64 FEET TO THE NORTHHEST CORNER OF SAID LOT 204; THENCE NORTH 87 DEGREES 37 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 204, 495 64 FEET TO THE NORTHHEST CORNER OF SAID LOT 204; THENCE NORTH 26 DEGREES 33 MINUTES 58 SECONDS WEST ALONG THE WESTERL LINE OF FROMOSE CHATEAU LANE, 50 FEET MORE, 547 FEET TO A POINT, THENCE CONTINUING NORTHWARDLY ALONG A CURVE TO THE RIGHT HANDS A RADIUS OF 640 FEET A DISTANCE OF 344.53 FEET TO A POINT, THENCE NORTH 30 DEGREES 32 MINUTES STESCONDS WEST 406, 74 FEET TO A POINT, THENCE SOUTH 0 DEGREES 32 MINUTES WEST 155.73 FEET TO THE POINT BEGINNING, ACCORDING TO SURVEY BY JUL L. MUELLER AND SONS DURING FEBRUARY, 1971".

NEW PROPERTY DESCRIPTIONS

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LOT A:

A TRACT OF LAND BEING PART OF LOT 204 OF FOX CREEK VALLEY PLAT 6 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(5) 4 AND 5 OF THE 5T. LOUIS COUNTY RECORDS AND A TRACT OF LAND BEING PART OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CONFREO F SAID LOT 204; THENER ALONG THE WEST LINE (OF SAID LOT), NORTH 01 DEGREES 13 MINUTES 55 SECONDS EAST, 119:30 FET; THENCE DEPARTING FROM SAID WEST LINE, NORTH 8D DEGREES 19 MINUTES 58 SECONDS EAST, 137:06 FET; THENCE NORTH 71 DEGREES 25 MINUTES 55 SECONDS EAST, 224.06 FEET; THENCE NORTH 8D DEGREES 54 MINUTES 55 SECONDS EAST, 224.06 FEET; THENCE NORTH 71 DEGREES 25 MINUTES 55 SECONDS EAST, 224.06 FEET; THENCE NORTH 8D DEGREES 15 MINUTES 55 SECONDS EAST, 225.06 FEET; THENCE NORTH 8D DEGREES 15 MINUTES 55 SECONDS EAST, 226.06 FEET; THENCE NORTH 71 DEGREES 25 MINUTES 55 SECONDS EAST, 226.06 FEET; THENCE NORTH 71 DEGREES 25 MINUTES 55 SECONDS EAST, 226.06 FEET; THENCE NORTH 8D DEGREES 15 MINUTES 55 SECONDS EAST, 226.06 FEET; THE PROLONGATION SOUTHWARD VO THE 20 DIFRUES AND 107 D30; THENCE ANDRE SAID PROLONGATION AND SAID SOUTH LINE OF LOT 204, NORTH 8D DEGREES 54 MINUTES 35 SECONDS WEST, 726.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.022 ACRES MORE OR LESS.

LOT B: TRACT OF LAND BEING PART OF LOT 204 OF FOX CREEK VALLEY PLAT 6 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120 PAGE(5) 4 AND 5 OF THE ST. LOUIS COUNTY RECORDS AND A TRACT OF LAND BEING PART OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS:

LAND BEING PART OF SECTION 32, TOWINSING 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST COMRE OF SAID LOT 204; "THENCE ALONG THE WEST LINE OF SAID LOT", NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 13:30 FEET TO THE POINT OF BEGINNING; OF LOT 8 HERIN DESCRIBED, THENCE CONTINUING ALONG SAID WEST LINE OF LOT 204 AND THE WEST LINE OF SAID SECTION 32, NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 34:63 FEET, TO THE WEST LINE OF SAID SECTION 32, NORTH 01 DEGREES 13 MINUTES 59 SECONDS EAST, 48:75 SECONDS EAST, 49:75 SECONDS EAST, 48:75 SECONDS EAST, 49:75 SECONDS EAST, 49:75

LOT C: A TRACT OF LAND BEING PART OF SECTION 29 AND SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOW?

A TRACT OF LAND BEING PART OF SECTION 29 AND SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29 ALSO BEING THE NORTH/WEST CORNER OF SAID SECTION 32, THENCE ALONG THE WEST LINE OF SAID SECTION 29, NORTH 01 DEGREES 28 MINUTES 15 SECONDS EAST, 963.1 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT I, KARRELD BY DEE BOOK 11342 PAGE 442; THENCE LEAVING SAID WEST SECTION UNK, ALONG THE SOUTH LINE OF SAID VARFELD TRACT, NORTH 69 DEGREES 17 MINUTES 05 SECONDS EAST, 146.28 FETT O THE WESTTERN LINE OF FOX CREEK VALLEY PLAT NO. 2 AS RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTR ACCORDS, THENCE LEAVING SAID SOUTH LINE, ALONG THE WESTERN LINE OF FOX CREEK VALLEY PLAT NO. 2 AS RECORDED IN PLAT BOOK 99 PAGE 99 OF THE ST. LOUIS COUNTR ACCORDS, THENCE LEAVING SAID SOUTH LINE, ALONG THE WESTERN LINE OF FOX CREEK VALLEY PLAT NO. 2 AS RECORDED IN PLAT BOOK 95 FAST, 108.20 FEET; THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 108.20 FEET; THENCE SOUTH 30 DEGREES 44 MINUTES 55 SECONDS EAST, 108.20 FEET; THENCE SOUTH 30 DEGREES 44 MINUTES 55 SECONDS EAST, 108.20 FEET; THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 108.20 FEET; THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 108.20 FEET; THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 300.07 FET, THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 300.07 FET, THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 300.07 FET, THENCE SOUTH 32 DEGREES 44 MINUTES 55 SECONDS EAST, 300.07 FET, THENCE SOUTH 30 DEGREES 31 MINUTES 55 SECONDS EAST, 7.28 FEET; THENCE SOUTH 30 DEGREES 31 MINUTES 50 SECONDS WEST, 357.55 FEET TO THE NORTHLAST CORNER OF A TRACT OF LAND CONVEYED TO JUDITH A AND ALAN H BACHER'EN DEDG CORDED IN DEED BOOK 2424 FER, 11NEC ES SECONDS WEST, 357.55 FEET TO THE NORTHLAST CORNER OF A TRACT OF LAND CONVEYED TO JUDITH A AND ALAN H BACHER'EN DEDG CORDED IN DECD BOOK 2034 PAGE 201, THENCE EDGRALLEY PLAT NO.2, ALONG THE NORTHLINE OS SECONDS WEST, 300.07 FET O THE WEST

PRINT NAME

SIGNATURE

LIENHOLDER SCRIPT

NO LIENS OR LIENORS APPLY FOR THE ADDRESS ON 4715 AND 4703 CHATEAU LANE, NO LIENS OR LIENORS APPLY FOR THE ADDRESS ON 18815 VIXEN DRIVE.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANN SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "4715 AND 4703 CHATEAU LANE AND 1 VIXEN DRIVE."

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, IMPROVING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE SECONATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. MY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS COUNTY RECORDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF ____ _, 20__

TRUSTEE, GARY BORKOWSKI OF THE BORKOWSK REVOCABLE TRUST

TRUSTEE, GARY BORKOWSKI, OF THE BORKOWSK REVOCABLE TRUST

STATE OF MISSOURI,) COUNTY OF ST. LOUIS

ON THIS DAY OF _____20__, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT ______ EXECUTED THE SAME AS [HIS/HER/THER] FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: ______ NOTARY PUBLIC

OWNER'S CERTIFICATE WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MAI SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "4715 AND 4703 CHATEAU LANE AND VIXEN DRIVE".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHORE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, IMPROVING, REPLACING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND. NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION. UNCURUN NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION REPAIR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. ANY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

-

NO EASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS COUNTY RECORDS,

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ . 20 .

BROOKE RENNELS, PRINT NAME BROOKE RENNELS, SIGNATURE

STATE OF MISSOURI,)) SS COUNTY OF ST. LOUIS)

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: ______ NOTARY PUBLIC

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATED 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 "4715 AND 4703 CHATEAU LANE AND 18815 VIXEN DRIVE".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI-AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMEREN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTION, MIRPOVING, REPLACING, MAINTAINING, AND REPARING OF PUBLIC UTILITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF DAJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION MOS TORAGE OF MATERIALS DURING INSTALLATION, REPAR, OR REPLACEMENT OF SAID UTILITIES AND FACILITIES. MY EXCAVATIONS MADE IN THE ABOVE-DESCRIBED PROPERTY BY ANY OF THE ABOVE PARTIES, SHALL BE RESTORED AS NEARLY AS PRACTICAL TO ITS FORMER CONDITION, INCLUDING RE-VEGETATION.

NO FASEMENTS ARE BEING ESTABLISHED OR VACATED BY THIS PLAT.

NO TITLE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT.

BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS CONTAINED IN AN INSTRUMENT FILED IN BOOK 4555, PAGE 083 AND BOOK 5224, PAGE 129, IN THE ST. LOUIS COUNTY RECORDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES OR LIENS.

IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF ______, 20 ___, 20 ___,

JOSHUA RENNELS, PRINT NAME JOSHUA RENNELS, SIGNATURE

STATE OF MISSOURI,)) SS COUNTY OF ST. LOUIS)

ON THIS DAY OF .20_ BEFORE ME PERSONALLY APPEARED ______ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

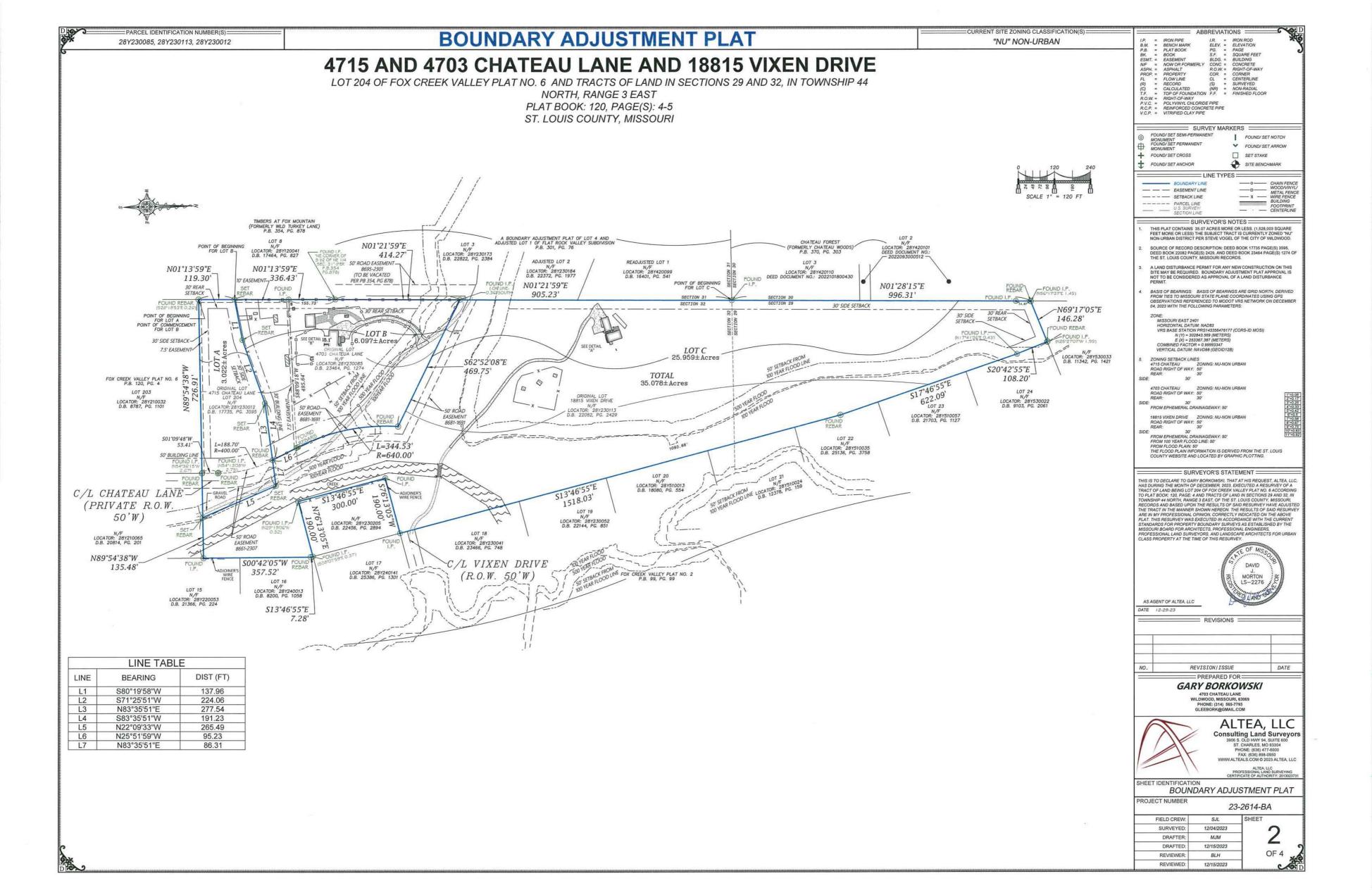
MY TERM EXPIRES: ______ NOTARY PUBLIC

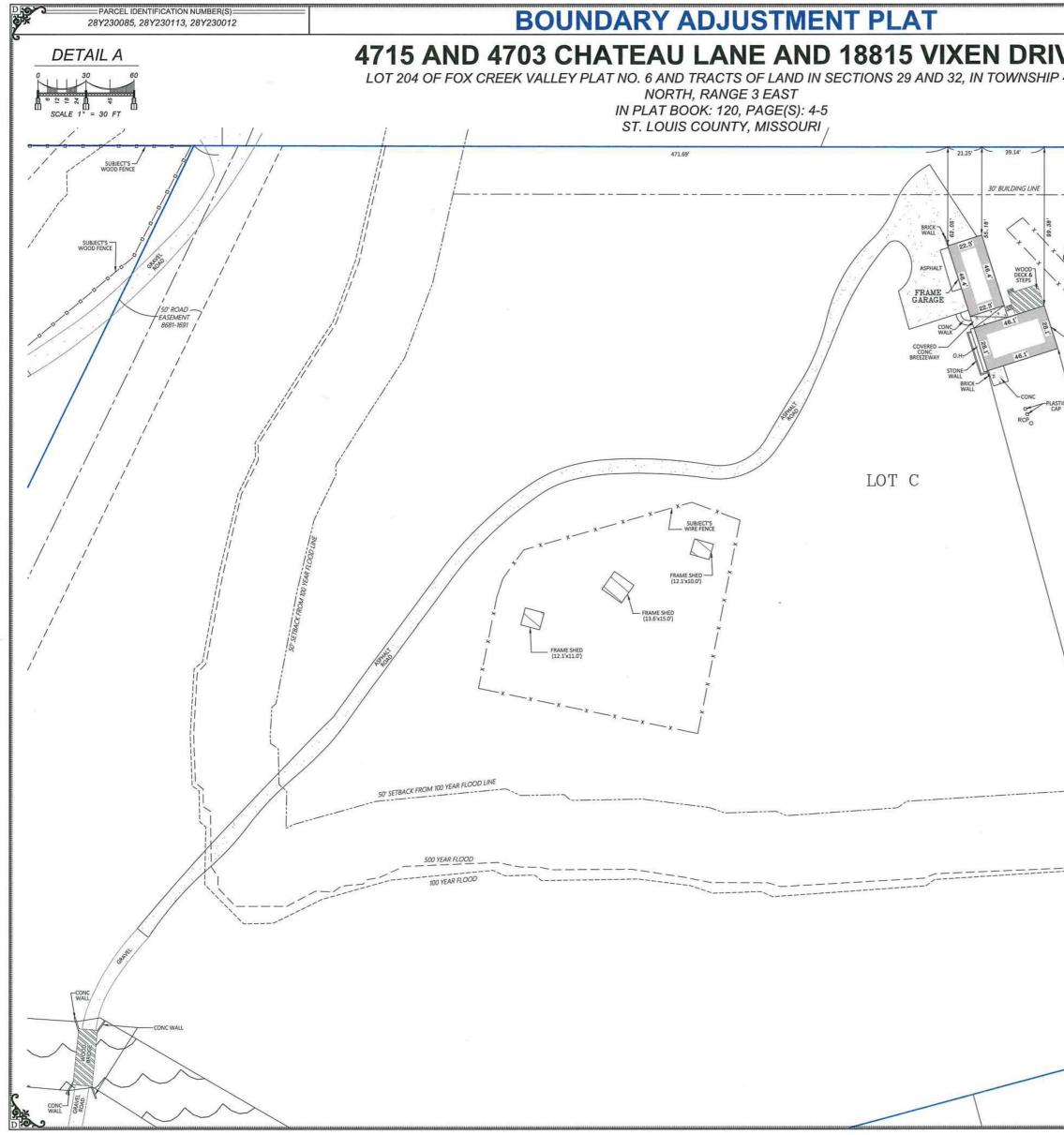
COUNTY CERTIFICATION THIS ACKNOWLEDGEMENT CERTIFIES THIS BOUNDARY ADJUSTMENT PLAT HAS BEEN APPROVED BY THE CITY OF WILDWOOD, MISSOURI ON THIS _____DAY OF ______, 20__, CITY OF WILDWOOD DEPARTMENT OF PLANNING

JOE VUJNICH, DIRECTOR OF PLANNING

AMANDA FOSTER, CITY CLERK

CURRENT SITE ZONING CLASSIFICATION(S)	
"NU" NON-URBAN	I.P. = IRON PIPE I.R. = IRON ROD B.M. = BENCH MARK ELEV. = ELEVATION
VE 9 44	DB. D
OWNER'S CERTIFICATE WE, THE UNDERSIGNED, OWNERS OF THE 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 "4715 AND 4703 CHATEAU LANE AND 18815 VIEN DRIVE'. ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC FURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOU	SURVEY MARKERS SURVEY MARKERS SURVEY MARKERS SURVEY MARKERS SURVEY MARKERS SURVEY MARKERS SURVEY SET ARROW FOUND/ SET PERMANENT FOUND/ SET ARROW FOUND/ SET CROSS SET STAKE FOUND/ SET CROSS SET STAKE FOUND/ SET ANCHOR LINE TYPES BOUNDARY LINE BOUNDARY LINE BOU
COUNTY OF ST. LOUS) ON THIS DAY OF, 20 BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT EXECUTED THE SAME AS [HISHER/THEIR] FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN. MY TERM EXPIRES:	HUNLOWI AL DATUM RADAS WES BASE STATUM PRS143356476177 (CORS-ID MOSI) N (Y) = 30284.386 (METERS) E (X) = 23367.387 (METERS) COMBINED FACTOR = 0.99993347 VERTICAL DATUM: RAVD88 (GEOID128) 5. ZONING SETBACK LINES 4715 CHATEAU ZONING: NU-NON URBAN ROAD RIGHT OF WAY: 50' REAR: 30'
OWNER'S CERTIFICATE WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE POREGOING 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 '4TTS AND 4703 CHATEAU LANE AND IS815 VIEN DRIVE'. ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF WILDWOOD, MISSOURI, MISSOURI, AMERICAN WATER COMPANY, LACLEDE GAS COMPANY, AMERIEN UNION ELECTRIC COMPANY, AND THE RELEVANT TELEPHONE AND CABLE TELEVISION COMPANIES, THEIR SUCCESSOR AND ASSIGNS AS THEIR INTEREST SMAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MIRPOVING, REPLACING, MAINTAINING, AND REPARING OF PUBLIC UTLITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT COLUMED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAR, OR REPLACEMENT OF SMD UTLITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT MAINTAINING, AND REPARING OF PUBLIC UTLITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT REPAR, OR REPLACEMENT OF SMD UTLITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY US OF ADJACENT NREPAR, OR REPLACEMENT OF SMD UTLITIES AND FACILITIES, WITH THE RIGHT OF TEMPORARY US OF ADJACENT NUCLUDING RE-VEGETATION. NO EASEMENTS OF SHOWN DATHIES POR THE SAME NO THE COMMITMENT WAS OBTAINED AS PART OF THIS PUAN. NO THE COMMITMENT WAS OBTAINED AS PART OF THIS BOUNDARY ADJUSTMENT; THEREFORE, THESE PROPERTIES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, WHETHER OR NOT SHOWN ON THIS PLAT. BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. MISSIDURING NI SUBJECT TO CONDITIONS, RESTRICTIONS, AND ROADWAY MAINTENANCE OBLIGATIONS	4703 CHATEAU ZONING: NU-NON URBAN RCAD RIGHT OF WAY: 50' 120017 REAR: 30' SIDE: 30' SIDE: 30' FROM EPHEMERAL DRAINAGEWAY: 50' 120017 REAR: 30' REAR: 30' ROAD RIGHT OF WAY: 50' 150027 REAR: 30' SIDE: 30' FROM EPHEMERAL DRAINAGEWAY: 50' 170027 FROM EPHEMERAL DRAINAGEWAY: 50' 170027 FROM TOP LAWN: 50' 1110027 FROM TOP LAWN FOR THOOD LINE: 50' 1110027 FROM 100 YEAR FLOOD LINE: 50' FROM 100 YEAR FLOOD LINE: 50' FROM TO POLAR INFORMATION IS DERIVED FROM THE ST. LOUIS COUNTY WEBSITE AND LOCATED BY GRAPHIC SCALE. SURVEYOR'S STATEMENT THE FLOOD CLAINE: 50' FROM THE RESULT OF DAKE TO GARY BORKOWSKI, THAT AT HIS REQUEST, ALTEA, LLC, HAS DURING THE MOSTHY 2023, EXECUTED A RESULTY OF A TRACT OF LAND BOK' 102, PAGE: 4 AND TRACT SCILL SCI
STATE OF MISSOURI,) SS COUNTY OF ST. LOUIS) TO ME MINING DETHE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TAT EXECUTED THE SAME AS HER FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.	AS AGENT OF ALTEA, LLC DATE 12-29-23 REVISIONS
NOTARY PUBLIC	NO. REVISION/ISSUE DATE PREPARED FOR PREPARED FOR GARY BATEAU LANE 4703 CHATEAU LANE WILDWOOD, MISSOURI, 83699 PHONE: (314) 585-7733 GLEEBORK@GMAL.COM ATO CONSULTING Land Surveyors S306 S. OLD HWY 94, SUITE 600 S306 S. OLD HWY 94, SUITE 600 S306 S. OLD HWY 94, SUITE 600 S306 S. OLD HWY 94, SUITE 600 S10 CHARLES, MO 63304 PHONE: (36) 477-6000 FAX: (56) 889-6950 WWW ALTEALS COM @ 2023 ALTEA, LLC PROJECSIONAL LAND SURVEYING CERTIFICATE OF AUTHORITY 2013022731 SHEET IDENTIFICATION BOUNDARY ADJUSTMENT PLAT PROJECT NUMBER 23-2614-BA FIELD CREW: SJL SHEET 12/15/2023 DRAFTER: MJM DRAFTER:





CURRENT SITE ZONING CLASSIFICATION(S) "NU" NON-URBAN	ABBREVIATIONS
VE 944	P.B. = PLAT BOOK PG. = PAGE BK. = BOOK S.F. = SOUARE FEET ESMT. = EASEMENT BLDG. = BUILDING NF = NOW OR FORMERLY CONC = CONCRETE ASPH. = ASPHALT R.O.W. = RIGHT-OF-WAY PROP. = PROPERTY COR. = CORNER FL = FLOW LINE CL = CENTERLINE (R) = RECORD (S) = SURVEYED (C) = CALCULATED (NR) = NON-RADIAL T.F. = TOP OF FOUNDATION F.F. = FINISHED FLOOR R.O.W. = RIGHT-OF-WAY P.V.C. = POLYINYL CHLORIDE PIPE R.C.P. = REINFORCED CONCRETE PIPE V.C.P. = VITRIFIED CLAY PIPE
	SURVEY MARKERS FOUND/SET SEMI-PERMANENT FOUND/SET NOTCH FOUND/SET PERMANENT FOUND/SET PERMANENT FOUND/SET CROSS FE STAKE FOUND/SET ANCHOR LINE TYPES
WIRE/WOOD FENCE	BOUNDARY LINE O CHAIN FENCE — EASEMENT LINE — WOOD/INYU — SETBACK LINE — METAL FENCE — SETBACK LINE — WIRE FENCE — PARCEL LINE BUILDING BUILDING U.S. SURVEYY
+ SPLIT LEVEL	SURVEYOR'S NOTES SURVEYOR'S NOTES SURVEYOR'S NOTES THIS PLAT CONTAINS 35.07 ACRES MORE OR LESS. (1,528,003 SQUARE FEET MORE OR LESS) THE SUBJECT TRACT IS CURRENTLY ZONED 'NU' NON-URBAN DISTRICT PER STEVE VOGEL OF THE CITY OF WILDWOOD. SOURCE OF RECORD DESCRIPTION: DEED BOOK 17735 PAGE(S) 3595, DEED BOOK 22082 PAGE(S) 3229, AND DEED BOOK 23464 PAGE(S) 1274 OF THE ST, LOUIS COUNTY, MISSOURI RECORDS. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE
#18815 POSTED	PERMIT. 4. BASIS OF BEARINGS: BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON DECEMBER 04, 2023 WITH THE FOLLOWING PARAMETERS: ZONE: MISSOURI EAST 2401 HORIZONTAL DATUM: NADB3 VRS BASE STATION PRS14336476177 (CORS-ID MOSI) N (9 - 320243.569 (METERS)) E (0) = 223367.387 (METERS) COMBINED FACTOR = 0.9993347
	VERTICAL DATUM: NAVDBB (GEOID12B) 5. ZONING SETBACK UNES 4715 CHATEAU ROAD RIGHT OF WAY: 50' REAR: 30' SIDE: 30' 4703 CHATEAU ZONING: NU-NON URBAN
	ROAD RIGHT OF WAY: 50' [1*0.00] REAR: 30' [2*0.17] SIDE: 30' SIDE: 30' [3*0.37] ROAD RIVE ZONING: NU-NON URBAN [5*0.42] From EPHEMERAL DRAINAGEWAY: 50' 18815 VDXEN DRIVE ZONING: NU-NON URBAN [5*0.42] From Side Side Side Side Side Side Side Side
437.155	SURVEYOR'S STATEMENT THIS IS TO DECLARE TO GARY BORKOWSKI, THAT AT HIS REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF DECEMBER, 2023, EXECUTED A RESURVEY OF A TRACT OF LAND BEING 107 24 OF PCK CREEK VALLEY FLAT NO. 6 ACCORDING TO PLAT BOOK 120, PAGE: 4 AND TRACTS OF LAND IN SECTIONS 29 AND 32, IN TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREKON. THE RESULTS OF SAID RESURVEY HAVE ARE IN MY PROFESSIONAL OPINON, CORRECTVI INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LOND SURVEY DROFE, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY.
	AS AGENT OF ALTEA, LLC DATE 12-29-23
	REVISIONS
	NO. REVISION/ISSUE DATE PREPARED FOR GARY BORKOWSKI 4703 CHATEAU LANE WILDWOOD, MISSOURI, 63069 PHONE: (314) 655-7783 GLEEBORK@GMAIL.COM
	ALTEA, LLC Consulting Land Surveyors 3906 S. OLD HWY 94, SUITE 600 ST. CHARLES, MO 63304 PHONE: (638) 477-6000 FAX: (633) 686-0950 WWW.ALTEALS.COME 2023 ALTEA, LLC PROFESSIONEL, LLMD SURVEYING CERTIFICATE OF AUTHORITY: 2013023731 SHEET IDENTIFICATION
	PROJECT NUMBER 23-2614-BA FIELD CREW: SJL SURVEYED: 12/04/2023
	DRAFTER: MJM DRAFTED: 12/15/2023 REVIEWER: BLH REVIEWED: 12/15/2023

