WILDWOOD

CITY COUNCIL AGENDA

COUNCIL CHAMBERS
7:30 P.M.

Monday, May 23, 2016

I. CALL TO ORDER

II. ROLL CALL

III. MAYOR'S COMMENTS/ANNOUNCEMENTS/APPOINTMENTS

IV. FOR INFORMATION

A. Planning/Economic Development/Parks Committee

1. Ongoing And Long-Term Maintenance Costs For Parks And Trail Facilities (Wards – All)

Documents: WS - ONGOING AND LONG-TERM MAINTENANCE COSTS FOR PARKS AND TRAILS.PDF

B. Update On Pond-Grover Loop Road Committee (Ward – Five)

Documents: WS - POND-GROVER LOOP ROAD COMMITTEE UPDATE.PDF

V. FOR ACTION

A. Administration/Public Works Committee

1. Selection Of Marketing And Public Relations Firm (Wards – All)

Documents: WS - MARKETING AND PUBLIC RELATIONS FIRM.PDF

2. Old State Road Concept Plan – Cost-Share Agreement (Wards – Seven And Eight)

Documents: WS - OLD STATE ROAD CONCEPT DESIGN.PDF

B. Planning/Economic Development/Parks Committee

1. Acceptance Of The Essen Log Cabin By The City Of Wildwood From Private Donors (Wards – All)

Documents: WS - ACCEPTANCE OF ESSEN LOG CABIN.PDF

2. Utility And Other Issues Within Community Park – Phase Two Project Area (Ward – One)

Documents: WS - UTILITY AND OTHER ISSUES WITHIN COMMUNITY PARK.PDF

VI. EXECUTIVE [CLOSED] SESSION

with regard to operational guidelines, policies and specific response plans developed, adopted, or maintained by any public agency responsible for law enforcement, public safety, first response, or public health for use in responding to or preventing any critical incident which is or appears to be terrorist in nature and which has the potential to endanger individual or public safety or health [RSMO 610.021 (18) 1994].

Disclosure would impair the public governmental body's ability to protect the security or safety of persons or real property, and the public interest in nondisclosure outweighs the public interest in disclosure of the records, which warrants meeting in Closed Session on this subject.

VII. ADJOURNMENT

WILDWOOD

May 17, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **On-Going and Long-Term Maintenance Costs for Parks and Trail Facilities**

Council Members:

Annual Allocations/Expenditures ♦♦♦

The City Council, during its Strategic Planning Process in March 2015, identified the need to ensure that, as facilities are added to the City's system of parks and trails, the costs associated with their maintenance and upkeep are addressed and managed as well. As Chair of the Planning/Economic Development/Parks Committee, I also requested, which was agreed to by the members, that each month an update of spending on parks and trail maintenance be provided, along with any unusual allocations in this regard as well. Therefore, as part of this reporting of monthly expenses and expenditures, the Committee is providing the summary of annual expenditures by it, in its maintenance of all facilities since 2006, which is identified below:

Year	Original Budget Allocation ($)	Amended Budget Allocation ($)	Actual Amount ($)
2006	15,000	64,000	68,454
2007	62,500	58,486	57,880
2008	67,000	67,000	65,176
2009	68,000	120,000	112,608
2010	120,000	110,000	103,275
2011	125,000	135,000	127,995
2012	135,000	164,000	173,980
2013	175,000	160,000	129,788
2014	175,000	161,200	133,033
2015	160,000	160,000	172,679*
2016	**170,000**	TBD	TBD

*As of December 31, 2015 (Final)

Current Allocations/Expenditures ♦♦♦

The Committee, in reviewing the expenditures for Fiscal Year 2016, would want to identify the calculations are based upon the date the work was completed, not necessarily the month in which the invoice was paid. Since the City Council's last meeting, all of the invoices for the month of

March, and a portion of April, that have been paid thus far have been totaled and identified. These expenditures include the following items:

- ✓ Trash removal in park properties and trail locations
- ✓ Grass cutting
- ✓ Dewinterizing of restrooms
- ✓ Final preparations for opening of Community Park restrooms
- ✓ Event work due to the rescheduling of the WBA Balloon Glow event

The spending for the year to date, on a per month basis of when the work was completed, is provided below:

2016 Expenditures	
January	$7,555.14
February	$8,188.90
March	$32,293.32
April (incomplete)	$10,868.92
Year to Date Total	$58,906.28

The spending for the year, to date, is identified by each specific park location, on the attached spreadsheet.

If any of the City Council Members should have other questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your review of this information and participation in tonight's discussion.

Respectfully submitted,
CITY OF WILDWOOD

Jim Baugus, Chair*
Planning/Economic Development/Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
	INVOICE #	DATE	WORK COMPLETED													INVOICE TOTAL	SPECIFIC LOCATION
JANUARY	37517	12/1/2015	Fire Extinguisher Inspection												$ 40.00	$ 40.00	City Hall - Work done in 2015, but paid in 2016
	9716	1/4/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00				$ 340.00	
	9722	1/5/2016	Remove Christmas Tree												$ 368.25	$ 368.25	
	9723	1/5/2016	Reinstall Pipe Bollard								$ 127.00					$ 127.00	109 & Windsor Meadow
	9743	1/15/2016	Clean out Trash Containers		$ 40.00		$ 60.00	$ 80.00								$ 180.00	
	9743	1/15/2016	Pick up sticks							$ 180.00						$ 180.00	
	9745	1/15/2016	Trim Honeysuckle								$ 460.00					$ 460.00	Cambury Trail & North Ped Bridge
	9745	1/15/2016	Pick up Trash											$ 300.00		$ 300.00	
	9746	1/15/2016	Clean out Trash Containers											$ 40.00		$ 40.00	Eatherton Trail
	9750	1/19/2016	Clear Snow										$ 1,203.00			$ 1,203.00	Al Foster and Duck Loop (Frozen Feet Run)
	9753	1/19/2016	Plow Snow				$ 195.00									$ 195.00	
	9117355	2/8/2016	Pest Control						$ 52.00							$ 52.00	
	9754	1/21/2016	Clear Snow										$ 2,372.39			$ 2,372.39	Glencoe Pkg Lot; Rock Hollow Trail (Frozen Feet Run)
	9755	1/22/2016	Spread Ice Melt										$ 317.50			$ 317.50	Rock Hollow Trail (Frozen Feet Run)
	9756	1/22/2016	Sign Drop Off & Pickup										$ 97.50			$ 97.50	Frozen Feet Run
	9765	1/27/2016	Clean out Trash Containers		$ 40.00	$ 40.00		$ 80.00		$ 40.00	$ 40.00	$ 40.00				$ 280.00	
	9769	1/28/2016	Install Chains on Trash Cans			$ 175.50										$ 175.50	
	9770	1/28/2016	Install 2 Dog Stations			$ 234.00										$ 234.00	
	9773	1/29/2016	Clean out Trash Containers				$ 60.00		$ 40.00							$ 100.00	
	9776	1/29/2016	Repair Gates				$ 493.00									$ 493.00	
			JANUARY TOTALS		$ 120.00	$ 489.50	$ 868.00	$ 200.00	$ 132.00	$ 260.00	$ 667.00	$ 80.00	$ 3,990.39	$ 340.00	$ 408.25	$ 7,555.14	**JANUARY TOTAL**
	INVOICE #	DATE	WORK COMPLETED													INVOICE TOTAL	SPECIFIC LOCATION
FEBRUARY	9779	2/2/2016	Chip Brush Piles				$ 505.00									$ 505.00	
	9785	2/4/2016	Clean Picnic Table Pads					$ 591.50								$ 591.50	
	9787	2/5/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 45.00	$ 80.00	$ 40.00	$ 40.00	$ 40.00					$ 325.00	
	9787	2/5/2016	Trash Pickup											$ 480.00		$ 480.00	
	9802	2/15/2016	Clean out Trash Containers				$ 60.00									$ 60.00	
	9806	2/17/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00	$ 80.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00				$ 380.00	
	9811	2/18/2016	Clean up beds & cut back plants		$ 620.00											$ 620.00	
	9820	2/19/2016	cut grass plants & empty trash				$ 60.00							$ 625.00		$ 685.00	La Salle Trail
	9823	2/23/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00	$ 80.00	$ 40.00		$ 40.00	$ 40.00				$ 340.00	
	9828	2/24/2016	Snow plow				$ 195.00									$ 195.00	
	9833	2/26/2016	Install rock				$ 1,670.40									$ 1,670.40	
	9837	2/26/2016	Tent Install										$ 546.00			$ 546.00	Cabin Fever Hike
	9838	2/26/2016	Clear trees			$ 303.00										$ 303.00	
	9840	2/29/2016	Clear trail debris							$ 889.00						$ 889.00	
	9841	2/29/2016	Install new dog station							$ 130.00						$ 130.00	
	9843	2/29/2016	Pick up lumber/rake mulch				$ 253.50									$ 253.50	
	9845	2/29/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00	$ 75.50								$ 215.50	
			FEBRUARY TOTALS		$ 780.00	$ 463.00	$ 2,968.90	$ 907.00	$ 120.00	$ 1,099.00	$ 120.00	$ 80.00	$ 546.00	$ 1,105.00	$ -	$ 8,188.90	**FEBRUARY TOTAL**
	INVOICE #	DATE	WORK COMPLETED													INVOICE TOTAL	SPECIFIC LOCATION
	9848	3/2/2016	Clean and mulch beds						$ 1,362.50							$ 1,362.50	
	9849	3/2/2016	Install playground chips		$ 1,000.00				$ 2,588.52							$ 3,588.52	
	9851	3/4/2016	Install playground chips		$ 1,056.00			$ 1,000.00								$ 2,056.00	
	9853	3/4/2016	Clean out Trash Containers				$ 60.00				$ 40.00	$ 40.00		$ 40.00		$ 180.00	
	9855	3/7/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00	$ 80.00								$ 220.00	
	9856	3/8/2016	Clean out Trash Containers								$ 45.00					$ 45.00	
	9857	3/7/2016	Install Playground chips				$ 1,158.00									$ 1,158.00	
	9861	3/8/2016	Clean up down tree limbs					$ 305.00								$ 305.00	
	9862	3/9/2016	Mulch				$ 4,812.50									$ 4,812.50	
	9864	3/11/2016	Mulch		$ 1,765.00											$ 1,765.00	
	9865	3/11/2016	Clean out Trash Containers				$ 60.00									$ 60.00	
	9869	3/11/2016	Install Dog Signs				$ 194.00									$ 194.00	

FY-2016 Parks and Trails Maintenance Costs

	Park/Trail			AL FOSTER TRAILHEAD	ANNIVERSARY PARK	BLUFF VIEW PARK	COMMUNITY PARK	GLENCOE PARK	OLD POND SCHOOL	ROCK HOLLOW TRAIL	PEDESTRIAN BRIDGES	TAYLOR/100 TRAIL	EVENTS	GENERAL TRAILS	GENERAL WORK		
MARCH	9871	3/14/2016	Downed tree removal							$ 1,270.00						$ 1,270.00	
	9877	3/16/2016	Mulch								$ 1,785.00					$ 1,785.00	
	9878	3/15/2016	Mulch					$ 2,100.00								$ 2,100.00	
	9879	3/16/2016	Mulch											$ 2,760.00		$ 2,760.00	Lafayette High to P-G Loop
	9883	3/17/2016	Clean out Trash Containers				$ 60.00								$ 15.00	$ 75.00	Town Center Trash Containers
	9887	3/18/2016	Mulch					$ 390.00								$ 390.00	
	9892	3/18/2016	Install weed prevention				$ 180.00									$ 180.00	
	9893	3/25/2016	Clean out Trash Containers		$ 40.00	$ 40.00	$ 60.00				$ 40.00	$ 40.00		$ 40.00		$ 260.00	
	9896	3/25/2016	Mulch											$ 3,795.00		$ 3,795.00	Hamilton-Carr/tunnel/Wildwood Greenway
	9897	3/25/2016	Grass cutting & trimming		$ 75.00			$ 660.00			$ 420.00			$ 520.00		$ 1,675.00	
	9897	3/25/2016	Clean out Trash Containers				$ 120.00									$ 120.00	
	9907	3/18/2016	Clean pavilion area				$ 396.00									$ 396.00	
	9908	3/18/2016	Put up and take down Tent										$ 546.00			$ 546.00	WBA Balloon Glow
	9919	3/25/2016	Clean inlets and paint				$ 684.92									$ 684.92	
	9926	3/31/2016	Replace 6 signs with new poles											$ 509.88		$ 509.88	Pond-Grover Loop Area
			MARCH TOTALS		$ 3,976.00	$ 80.00	$ 7,845.42	$ 4,535.00	$ 3,951.02	$ 1,270.00	$ 2,330.00	$ 80.00	$ 546.00	$ 7,664.88	$ 15.00	$ 32,293.32	**MARCH TOTAL**
	INVOICE #	DATE	WORK COMPLETED													INVOICE TOTAL	SPECIFIC LOCATION
APRIL	9899	4/1/2016	Clean out Trash Containers				$ 60.00									$ 60.00	
	9899	4/1/2016	Grass cutting & trimming		$ 75.00	$ 320.00	$ 200.00	$ 560.00	$ 75.00	$ 40.00				$ 380.00		$ 1,650.00	
	9927	4/1/2016	Board up buildings & paint												$ 254.50	$ 254.50	Belleview Farm
	9938	4/4/2016	Pick up broken light		$ 234.00											$ 234.00	
	9941	4/5/2016	Check light poles		$ 65.00											$ 65.00	
	9943	4/6/2016	Clean & wash down Trash Containers				$ 708.50									$ 708.50	
	9947	4/7/2016	Install signs and clean debris				$ 312.50									$ 312.50	
	9127748	4/7/2016	Pest control						$ 52.00							$ 52.00	
	9930	4/8/2016	Clean out Trash Containers		$ 40.00	$ 45.00	$ 100.00	$ 40.00								$ 225.00	
	9930	4/8/2016	Grass cutting & trimming			$ 75.00		$ 660.00	$ 75.00		$ 420.00			$ 470.00		$ 1,700.00	
	9951	4/8/2016	Delivery of memorial bench											$ 104.00		$ 104.00	
	9952	4/10/2016	Clean for rental						$ 75.00							$ 75.00	
	9956	4/12/2016	Bench assemply & plaque install											$ 332.67		$ 332.67	
	9959	4/14/2016	Grade entrance				$ 606.85									$ 606.85	
	9960	4/14/2016	Remove trash						$ 75.00							$ 75.00	
	9961	4/15/2016	Set up & take down tent for event										$ 693.00			$ 693.00	WBA Balloon Glow
	9963	4/15/2016	Clean out Trash Containers		$ 40.00		$ 60.00									$ 100.00	
	9963	4/15/2016	Grass cutting & trimming		$ 75.00	$ 200.00	$ 200.00	$ 660.00		$ 45.00						$ 1,180.00	
	9965	4/15/2016	Grass cutting & trimming										$ 80.00			$ 80.00	WBA Balloon Glow (Town Center fields)
	9966	4/15/2016	Grass cutting & trimming				$ 125.00									$ 125.00	
	9969	4/18/2016	Seal bathroom floors				$ 1,370.90									$ 1,370.90	
	32668	4/21/2016	Lock Installation				$ 483.00									$ 483.00	
	1355	4/23/2016	Dewinterize bathroom		$ 382.00											$ 382.00	
			APRIL TOTALS		$ 911.00	$ 640.00	$ 4,226.75	$ 1,920.00	$ 352.00	$ 85.00	$ 420.00	$ -	$ 773.00	$ 1,286.67	$ 254.50	$ 10,868.92	**APRIL TOTAL**
			YEAR TO DATE TOTALS	**$0.00**	**$5,787.00**	**$1,672.50**	**$15,909.07**	**$7,562.00**	**$4,555.02**	**$2,714.00**	**$3,537.00**	**$240.00**	**$5,855.39**	**$10,396.55**	**$677.75**	**$58,906.28**	**YEAR TO DATE TOTAL**

WILDWOOD

May 23, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Update on the Pond-Grover Loop Road Committee**

Council Members:

The Pond-Grover Loop Road Committee began meeting in March 2016 and continues to gather information about the disposition of this proposed roadway and how best to assess its relative need and, if so, its impacts. Major information items that have been developed to date have included the materials that provide the history of this right-of-way and roadway, since the Pond-Grover Community Area Study (conducted by St. Louis County), a tour of the roadway's area, and public comments and other input that has been received since the Committee's first meeting. All parties are also waiting on information that will be provided from the traffic analysis the City has undertaken in this regard with an independent traffic consultant. This report will be the subject of the Committee's next planned meeting.

The schedule of meetings for the Committee has been and is planned as follows:

March 22, 2016 >	Kick-off meeting - completed
May 10, 2016 >	Tour of the property - completed
May 24, 2016 >	Presentation of the traffic analysis by the City's consultant - next meeting
June 28, 2016 >	Responses to questions and further discussion of traffic analysis, along with the presentation of a conceptual design
July 26, 2016 >	Consideration of recommendation

Other meetings may be determined to be appropriate and could be set, per the direction of the Committee.

The process has been well attended by residents in the vicinity of the roadway. In fact, at the tour of the right-of-way area for this roadway, over thirty (30) people were in attendance, which did not include others who came out of their homes to participate in the discussion. Attendance at the meetings has also been substantial as well.

If any of the City Council Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks

WILDWOOD

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Ryan S. Thomas, City Administrator

Date: May 20, 2016

Re: Selection of a Marketing and Public Relations Firm

Background
Earlier this year, a Request for Qualifications was issued for a Marketing and Public Relations Consultant for the City of Wildwood, from which thirteen (13) responses were received. A Subcommittee of the Administration/Public Works Committee reviewed the Statements of Qualifications, and shortlisted the selection to four (4) finalists. The four (4) finalists were then interviewed by the Subcommittee, from which a recommended firm was identified and supported by the Administration/Public Works Committee.

Recommendation
The Administration/Public Works Committee recommends the selection of Gerard Marketing Group as the City's marketing and public relations consultant.

Reasons for Recommendation

1. A marketing and public relations consultant is needed to assist in meeting the Objectives identified for *City Council Strategic Goal #4: Develop Marketing Strategies for the City as a Regional Destination*
2. A marketing and public relations consultant is needed to assist in meeting the Objectives identified for *City Council Strategic Goal #5: Enhance Citizen Communications and Input*
3. Of the thirteen (13) firms reviewed, Gerard Marketing Group best met the qualifications desired of the City.

Attached for your information is the original Statement of Qualifications submitted by Gerard Marketing Group. Representatives from Gerard Marketing Group will be present at the May 23, 2016 City Council Work Session to provide an introduction and to answer any questions.

Additionally, Resolution #2016-14 has been placed on the May 23, 2016 City Council Agenda for the authorization of an agreement with Gerard Marketing Group.

RST

PROJECT PROPOSAL

by

GERARD MARKETING GROUP

GROUNDED IN STRATEGY
GROWING BRANDS

for

WILDWOOD

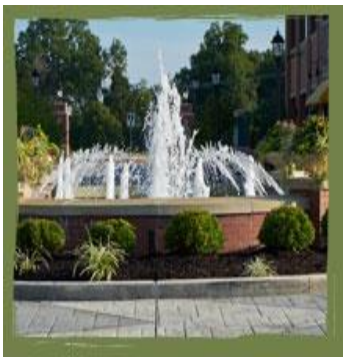
Marketing and Public Relations
April 6, 2016

GerardMarketingGroup.com | (314) 578-2230

City of Wildwood, Missouri | (636) 405-2041

SITUATION

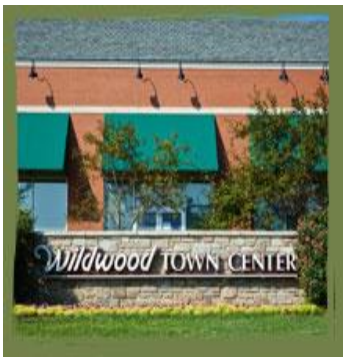
The City of Wildwood, Missouri is a progressive community nestled in a naturally beautiful environment. Residents enjoy top-rated schools in a magnificent natural setting with many outdoor activities, while still being just a 30-minute drive to downtown St. Louis. Businesses have the advantage of a progressive marketplace with an enriching mix of urban and suburban settings and recreational amenities. Wildwood is a shining example of how to develop and execute a master city plan to preserve its rural areas, while nurturing residential and commercial growth.



OBJECTIVE

Promote residential, commercial and general tourism growth for the Wildwood region by increasing awareness of Wildwood as a progressive community in which to work, live and play:

- Create actionable marketing strategies to attract potential developers and businesses to the Town Center
- Launch compelling marketing and publicity campaigns to showcase Wildwood on Regional and National Maps
  - City Recognitions and Events throughout the St. Louis and Midwest region
  - Show Me Wildwood! – promote tourism and business growth throughout the State
- Recommend and support enhanced web, social media and digital approaches to engage Wildwood citizens, transforming them from happy campers to community ambassadors
- Uncover positive media opportunities and provide publicity counsel and media training to City Officials



THE GMG IMPACT MODEL

The City of Wildwood is full of rich opportunities to increase awareness among all potential newcomers and strengthen Wildwood Loyalty amongst its current residents and businesses. It's a great story that needs to be told–louder and to more people.

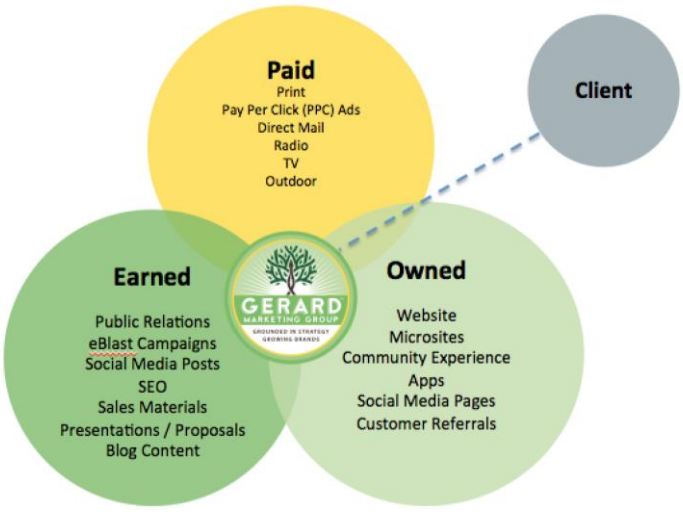
GMG is a different kind of agency. We are able to leverage our clients' features and benefits like no other. We help communities realize their full growth potential with an integrated approach that is highly strategic and measurable.

We are known for our strategic approach, both in planning and implementation, in today's communications environment that is highly complicated–extremely fragmented, but also undeniably intertwined.

So instead of having *a team that specializes in one "kind" of communications*, such as social media or public relations, we bring in *specialists from all types* of communications to develop the team unique to your business needs.

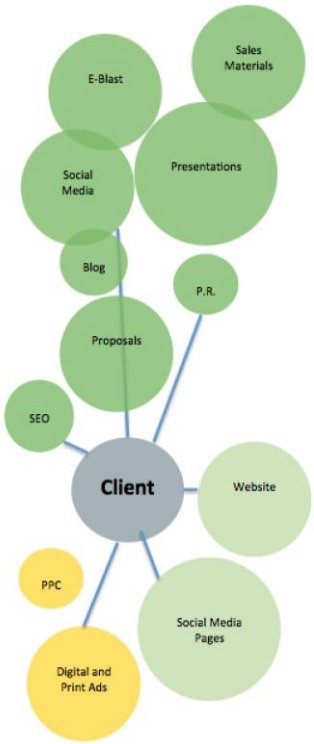
We operate this way because research tells us that a well-rounded plan is most effective in attaining results, and that's ultimately what we're after. Our structure allows us to give clients of all sizes access to all the potential resources they need from a single point of contact.

The GMG Impact Model



Together, our team of experts and your city promise will achieve greater recognition; drive businesses to want to locate there, and residents to want to move there.

Dispersed Model of Other Typical Agencies



Most other agencies are built around one specialty: public relations, social media, website development, advertising or others.

We believe the most important thing is to start with a strategy that is centralized, impactful and accountable.

YOUR TEAM

Sherrie Wehner: Team Leader

Sherrie Wehner
Account Director

Sherrie Wehner will be your primary contact and lead the GMG team. Sherrie is a leading brand and loyalty marketing expert. She's developed, launched and grown consumer and commercial brands across a variety of consumer, commercial and hospitality industries for companies like UPS, Contico and numerous Maritz clients. Her experience developing incentive and marketing strategies for domestic and global destinations will be helpful. As the Vice President of Retail Marketing for The UPS Store, Sherrie led a team of franchise developers responsible for 28% new store growth across suburban U.S.A. She's there to translate with absolute clarity Wildwood's goals and ensure your expectations are routinely exceeded. She received her master's degree in communication from St. Louis University and a bachelor's degree from Truman State University in communication and marketing. She also graduated from the Executive Leadership Academy at Emory University.

Susan Gerard: Research and Strategy Lead

Susan Gerard
Category Strategist

Susan Gerard specializes in bridging strategic planning into tactical outputs that stand out in their category. Working on both the agency side with TBWA Chiat/Day and DMB&B and also having client-side experience makes her a versatile team player, able to bring together multiple skill sets to accomplish a singular, focused strategy for clients and their communities. Her marketing acumen and team leadership translate to Wildwood's peace of mind. Susan holds a B.A. in Journalism with an emphasis in Advertising from the University of Missouri in Columbia.

Sara Graham: Content Strategist & Project Manager

Sara Graham
Content Strategist
and Project Manager

Sara Graham will be your secondary contact on day-to-day needs. Sara has 15 years of experience in content curation, story-telling and marketing. She is a contributing writer for local publications such as: Sauce Magazine, The Riverfront Times and St. Louis Homes and Lifestyles Magazine. She built EngageTaste to help chefs and small businesses share their craft. Sara will lend her community marketing expertise to Wildwood's marketing efforts. Sara holds a B.A. in Humanities from the New College of Florida and a M.S. in Environmental Science from SIUE.

YOUR TEAM, cont.

Jack Wang: Public Relations Specialist

Jack Wang will lead your public relations efforts. A veteran in all aspects of public relations and media, Jack has over 20 years of experience working in communications, television news and public relations, including time spent with KSDK and KMOV. His community relations experience with the Missouri Department of Transportation affords him a large network of travel and tourism professionals to drive heightened publicity across the state. Jack holds a B.A. in Mass Communication from the University of Missouri, St. Louis and a Master of Arts Degree in Public Relations from Webster University.

Jack Wang
Public Relations Manager and Crisis Management Specialist

Dana Clark: Lead Designer

Dana will lead the visual experience of your brand. Dana Clark has 18 years of graphic design experience in client-side roles such as: Web and creative development manager, product marketing and communications manager. Her design skills bring brands to life and make a memorable impression. Wildwood's imagery will be in capable and pleasing hands. Dana holds a B.S. from the University of Central Missouri.

Dana Clark
Lead Graphic Designer

WHY GMG?

Experience and Reliability

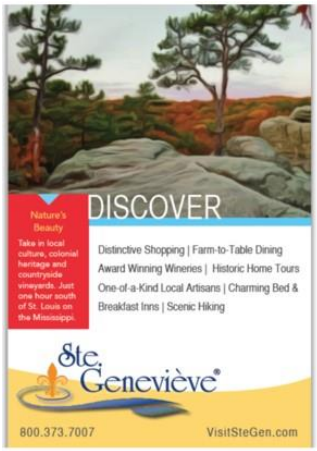
We offer clients what they need today – a marketing team that is smart, efficient and adaptable. As the way people consume information evolves rapidly, so do marketing opportunities. We keep up with those changes with our diverse roster of experts. We have the skill sets needed to create impactful work. We do it because it's our passion.

Grounded in Strategy

Before we answer anything, we ask everything. Our process always starts with solid research from client sources and existing third party studies. Our seasoned team of experts develops solutions, based upon a solid strategy for your brand.

Growing Brands

We will help you identify your brand communications objectives and create a strategic communications plan to support them. Our approach is sharp, efficient and ever-evolving. The result is insightful, focused work that generates results.



Category Experience

St. Louis Convention and Visitors Commission & the Regional Commerce and Growth Association
Marketing Material development

Taste St. Louis
Promotional Materials

Ste. Genevieve Tourism
Strategic Position Plan
Print and Digital Campaign

The UPS Store
Strategic Marketing
New Store Development
Retail Marketing

SBO Wealth
Brand Identity Campaign for Entrepreneur Attracting Small Business Owners

We Value a Smart Plan

A marketing and public relations plan provides the clarity to have the right message, in the right place at the right time. It makes everything you say and do focused and more efficient. It maximizes your marketing budget with a sound basis for decision-making. We stay focused on the things that matter:

Tap into key consumer insights

- How will the Wildwood experience make a difference in my life? In my business?
- Does the experience match my values?
- Is this the best place for my business?

When you are clear, you're excited and people want to join

- Sell your story.
- Sell Wildwood.

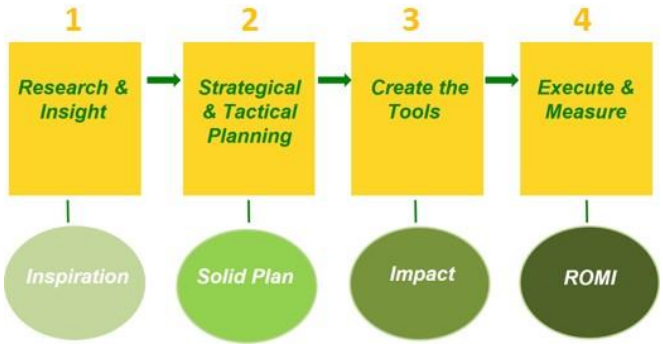
Be a trusted authority

- Claim It.
- Compelling Win.
- Communicate. Communicate it clearly.

Congruence. Trusted authorities demonstrate proof of their integrity.

The GMG Impact Process

Step one of our research process begins with sitting down with you to ensure we fully understand your objectives, what you know, and what you still want to know about your target, the category, your competitors, etc.



SERVICES

INVESTMENT

1 Research & Insight

$1,800

Our team will visit Wildwood together to experience it from the perspective of your prospects and uncover key insights that will impact your marketing approach. As part of that, we ask and assess everything:

- What does our client already know?
- Local Chamber of Commerce insights?
- Industry resource knowledge, from sources like VisitMo.com

Unknowns are then filled in by GMG's research team from our subscription to existing third party research.
A summary of findings is compiled and notes the impact on the strategic plan.

2 Strategy & Tactical Plan

$3,850

Long-Term Strategy

We will develop a 12-month plan of recommended marketing strategies and tactics to reach the right prospects at the right time with the right messaging.

- Events
- Publicity
- Website
- Mobile
- Influencer Campaigns
- eBlast Campaigns

In addition to the tactics, the plan will include definition and clarification of the following:

- The Category – The marketing environment
- Your Target – Current Residents, Potential Residents, Current Businesses, Developers, Real Estate Professionals, Missouri Division of Tourism, Travel & Recreation Publications, Regional TV & Print Media
- Brand Position – What is the Wildwood experience in the marketplace? What do you want your audiences to say about you? How do you want them to feel in every interaction?
- Message Strategy – What are you going to say? How?
- Tactical Recommendations – When? Where?

SERVICES, cont.

INVESTMENT

3 Create the Tools

$6,200

Prepare Promotional Materials

Develop a residential promotional piece and a business promotional piece to include the following in each:
Develop two concept options for client input.
Writing, design and production for chosen concept.
Includes two rounds of revisions.
Prepare file for printing and also distributing electronically.
Cost to create or acquire photos is additional.
Printing is additional.

Other Tactical Executions

TBD based upon findings in phase 1 and 2.

TBD

Public Relations Plan and Training

Development of media hand book and media training for City Officials for two 2-hour sessions on:

- The City Official's Role as Brand Ambassador
- Standing Strong in Crisis
- Hot Topics and Message Points
- Social Media Tips

$3,800

Ongoing Publicity

Six-month Cycle
Ongoing media relations and pitching one story a month. General content recommendations and edits made to client's press release draft. Assumes client is organizing public engagement activities.

$4,800

Optimize Plan for Blog, Social Media and Website

Audit current social media asset pages, posts, blogging, enewsletter and general website traffic. Develop recommendation to maximize the impact of all to accomplish client provided objectives. Incudes GMG's proprietary template for measuring results all in one place across media types to gain a greater understanding of their impact upon each other.

$4,250

Note: Prices for Services assumes project will be granted in whole.

SERVICES, cont.

4 Execute & Measure

We recommend quarterly meetings to assess results and adjust the plan accordingly. Research found that marketing plans that were combined with tracking helped grow revenue 60% faster than not.

INVESTMENT

Included

Total Investment:

(Includes projects stated above and 6 months of public relations)

$24,700

CLIENT REFERENCES

Ste. Genevieve Tourism
Ms. Sandra Cabot
Director of Tourism
314-517-4674 | scabot@stegenevieve.org

Sensient Food Colors
Mr. Cory Gegg
Marketing Manager and Enthusiastic Wildwood Resident
314-658-7461 | cory.gegg@sensient.com

San Gabriel Assisted Living & Memory Care Centers
Ms. Carrie Dietzen
Owner
314-440-6529 | carolinedietzen@gmail.com

SBO Wealth
Mr. Mark Benson
Founding Partner
314-799-0274 | mbenson@ameritime.net

We invite you to contact some of the clients we serve to learn more about working with Gerard Marketing Group.

CAN WE MEET?

We would like to share more about us with you in person.

Please contact Sherrie Wehner with any questions or concerns that you may have. We look forward to hearing back from you.

Thank you, in advance, for your time and consideration.

Sherrie Wehner
Gerard Marketing Group
(314) 578-2230
swehner@gerardmarketinggroup.com

WILDWOOD

Department of Public Works

MEMORANDUM

To: Mayor James R. Bowlin and City Council Members

From: Rick C. Brown, Director of Public Works

Date: May 20, 2016

Re: Old State Road Conceptual Design

Background:

The St. Louis County Department of Transportation is planning to begin the conceptual design of improvements to Old State Road from south of Pierside Lane to Old State Spur. This section of Old State Road is a 2-lane road lacking shoulders, with partial sidewalks, and inadequate drainage facilities. St. Louis County has for some time planned to continue with improvements to Old State Road in this area, however they have not moved forward due to lack of funding. After prior discussions with both the City of Wildwood and Ellisville, the County is agreeable to proceeding with conceptual design only at this time assuming a cost share agreement can be approved. After the conceptual design has been completed, and there is agreement on the scope of improvements to be constructed, the County plans to apply for federal funding for construction next winter.

Therefore, the County has proposed paying for one half of the budgeted $60,000 cost of the conceptual design effort with the remaining $30,000 to be shared between Wildwood and Ellisville. Wildwood and Ellisville would divide the $30,000 cost based on the length of Old State Road within our respective Cities: 2/3 Wildwood and 1/3 Ellisville. Thus, it has been proposed that the City of Wildwood fund $21,000 and Ellisville the remaining $9,000 of the cost of the conceptual design effort.

The conceptual design of the project will be completed by HR Green, Inc. and will include the development of a conceptual plan, cost estimate, and will include a public meeting. A copy of the proposed scope of work has been attached. The Department expects to be directly involved with the development of the conceptual design for this segment of Old State Road.

The anticipated project schedule is as follows:

Legislation/Execution of Contract:	May/June, 2016
Notice to Proceed:	July, 2016
Draft Conceptual Exhibits Complete:	September, 2016
Public Open House:	Early November, 2016
Identify Preferred Alternative:	December, 2016
TIP Application Process Support:	December, 2016 to March, 2017

I have included a copy of the proposed agreement for your reference.

Recommendation

The Department is recommending that the City enter into a cost share agreement with the St. Louis County Department of Transportation and the City of Ellisville to complete the conceptual design of improvements to Old State Road from south of Pierside Lane to Old State Spur for a cost of $21,000.

Reasons for Recommendation

- Improvements to Old State Road are long anticipated and will provide a safer roadway for residents to use. It is expected that the improvements will provide accommodations for bikes and pedestrians which are currently limited or unavailable.
- By completing the conceptual design process, the scope and cost of improvements will be better defined which will allow St. Louis County to move forward with the submittal of an application for federal funding under the Transportation Improvement Program (TIP) next winter.
- By sharing in the cost, the Department expects to have direct input on the development of the conceptual design for this segment of Old State Road.

It should be noted that participating in the cost of the conceptual design does not obligate us to fund the construction of the project. If there is a recommendation to move forward by the Council, an ordinance will be prepared for the June 13, 2016 City Council Meeting, authorizing the cost share agreement.

I will be available for any questions or comments at the May 23rd, 2016, City Council Work Session.

RCB

AGREEMENT BETWEEN CITY OF ELLISVILLE, MISSOURI, CITY OF WILDWOOD, MISSOURI AND ST. LOUIS COUNTY, MISSOURI RELATING TO DESIGN SERVICES FOR IMPROVEMENTS TO OLD STATE ROAD

WHEREAS, City of Ellisville, Missouri ("Ellisville"), City of Wildwood, Missouri ("Wildwood") and St. Louis County, Missouri ("County") wish to enter a cooperative funding agreement ("Agreement") for Engineering Services related to development of a conceptual design to improve Old State Road, AR-788(B), from Old State Spur to 320 feet west of Pierside Lane ("Project").

WHEREAS, County recognizes the public benefit to be derived from said Project, and wishes to forward fund and administer the Project, and

WHEREAS, County intends to enter into a contract with a qualified engineering firm ("Consultant") to provide design services for the Project; and

WHEREAS, Ellisville and Wildwood recognize the public benefit to be derived from the Project, and wish to provide financial assistance for said Project, and

WHEREAS, this Agreement is authorized by Ellisville Ordinance _____.

WHEREAS, this Agreement is authorized by Wildwood Ordinance _____.

WHEREAS, this Agreement is authorized by County Ordinance _____.

NOW, THEREFORE, in consideration of the premises, and the promises and convenants herein, Ellisville, Wildwood and County agree to the following:

1. County will select the Consultant and negotiate a contract to provide the design services in accordance with RSMo 8.285 through 8.291. Ellisville and Wildwood may provide comments to County with respect to Consultant selection, but County shall make final selection of Consultant.

2. County shall pay the Consultant's progress invoices throughout the duration of the contract.

3. After County makes final payment to the Consultant, County will invoice Wildwood and Ellisville for reimbursement of a portion of the actual costs.

4. Ellisville shall reimburse County in the amount of 15% of actual costs incurred for Project, not to exceed $9,000, within thirty (30) days of receipt of an invoice submitted to Ellisville by County.

DRAFT

5. Wildwood shall reimburse County in the amount of 35% of actual costs incurred for Project, not to exceed $21,000, within thirty (30) days of receipt of an invoice submitted to Wildwood by County.

6. Any remaining amount owed to the Consultant is the County's sole responsibility.

7. Other than the obligation to fund their respective portions of the contract amount, Ellisville and Wildwood assume no other obligations or liabilities with respect to the contract or the Project.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

Executed by Ellisville this _____ day of _____, 20_____

Executed by Wildwood this _____ day of _____, 20_____

Executed by County this _____day of _____, 20_____

CITY OF ELLISVILLE, MISSOURI

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF WILDWOOD, MISSOURI

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

COUNTY OF ST. LOUIS

By: _____
Steven V. Stenger, County Executive

ATTEST:

_____
County Clerk

Approved as to Legal Form

_____
County Counselor

Approved:

_____
Director, Highways & Traffic

I hereby certify that unencumbered balances sufficient to pay the contract sum remain in the appropriation accounts against which this obligation is to be charged.

_____
Accounting Officer

DRAFT

PART B
CONSULTANT SCOPE OF SERVICES

PROJECT SUMMARY AND LIMITS

The objective of the professional services to be provided by CONSULTANT to St. Louis County Department of Transportation (herein referred to as the COUNTY) will be the preparation of a Conceptual Design Study for the following project:

Old State Road, Section B – AR-788(B)
This project consists of the rehabilitation and/or reconstruction of the existing two-lane section of Old State Road between Pierside Lane in Ellisville, MO and the Old State Spur in Wildwood, MO. The conceptual design process will generate and evaluate alternatives and costs which will be presented to the various communities during a public involvement meeting. The ultimate goal of the process will be for the CONSULTANT to provide the COUNTY with the information necessary to make an application for federal funding under the Transportation Improvements Program (TIP) process through East-West Gateway.

GENERAL SCOPE OF ENGINEERING SERVICES

The CONSULTANT agrees to perform the services listed below for the COUNTY, based on the following assumptions:

- The roadway improvements will be achieved using St. Louis County Department of Transportation's Design Criteria for the Preparation of Improvement Plans, online edition.
- Two concepts will be investigated for the reconstruction of Old State. It is expected the two concepts will include:
    - County standard three-lane section with two thru lanes, a two-way left turn lane, curb and gutters (enclosed drainage), and 5-foot shoulders.
    - A creative mix of two and three-lane sections with open drainage and shoulders.
- Each major intersection (the Old State Spur and Ridge Road) will also be investigated for multiple concepts. These are anticipated to include:
    - Ridge Road: a traffic signal option and a roundabout option
    - Old State Spur: a roundabout option and an improved geometric solution with stop conditions (unless traffic analysis reveals a warrant for a traffic signal)
- The transition between the five-lane Old State Road (AR-788A job) and the proposed section at Pierside will be investigated. Generally the COUNTY is opposed to lanes that force users to drop off the alignment (i.e. dropping lanes at an intersection)
- The concepts should address future connectivity to the Waterfront Way stub, as development plans have been submitted in the past and should be planned for in the future.
- CONSULTANT expects to coordinate this project with the Metropolitan St. Louis Sewer District (MSD). The coordination should be sufficient enough for the COUNTY to be comfortable in the approach and solutions to handling project stormwater for the project. No submittals to MSD or the establishing of a P number is expected.
- Conceptual stripmaps will be prepared using St. Louis County Department of Transportation's CADD Standards, prepared by HNTB Corporation in June 2008. The stripmaps will be produced in MicroStation electronic format.
- Existing topographic survey is not expected for this level of conceptual planning. CONSULTANT will utilize existing aerial images from East-West Gateway and GIS contour information to depict existing conditions. Approximate locations of known visible utilities will be shown as part of the

base mapping. Approximate Right-of-Way and property lines will be identified based on COUNTY parcel data. Parcels will show ownership identification (now or formerly).

- Data collection in the form of traffic counts will not be completed by CONSULTANT. Existing traffic count and crash history data will be provided by the COUNTY, which will include peak period traffic.
- Existing Comprehensive Plans for the Cities of Ellisville and Wildwood will be reviewed for land use characteristics and long range planning strategies.

TASK 1 – PROJECT MANAGEMENT AND ADMINISTRATION

1.1 Development of Detailed Work Plan. CONSULTANT will prepare a detailed work plan with specific staff assignments, by task, corresponding to the schedule.

1.2 Coordination with COUNTY. Maintain communications with COUNTY. On a monthly basis meet with COUNTY staff to review progress, discuss specific elements of the project, and determine future needs and activities. Assume meetings will generally occur monthly for the duration of the project; six (6) total meetings are assumed. An average of two (2) CONSULTANT staff will attend each meeting. CONSULTANT will prepare minutes of meetings and keep documentation of other communications as necessary.

1.3 Invoices/Progress Reports. CONSULTANT will maintain a system for monitoring progress and expenditures to allow monthly tracking by task. CONSULTANT will prepare and submit monthly progress reports outlining the following:

- Activities during the reporting period and activities planned for the following month,
- Problems encountered and recommended solutions, and
- Overall status.

1.4 Quality Control. CONSULTANT will establish review and checking procedures for project deliverables and designate responsibility for implementation of the quality control process. CONSULTANT team will independently review design work, including verifying calculations and addressing/incorporating said comments into the submittals.

TASK 2 – TRAFFIC STUDY

2.1 Site Visit. CONSULTANT will conduct a site visit to collect information pertaining to existing traffic conditions including lane configuration and widths, traffic control, signage, posted speeds, traffic queues and entrances and drive locations along the adjacent public roadways. The site visit will be documented with pictures and also determine utilities readily visual to the eye. Prior to execution of this task, CONSULTANT will review information obtained from COUNTY for consistency, accuracy, and comprehensiveness.

2.2 Based on traffic information provided by the COUNTY, the CONSULTANT will prepare traffic volume maps depicting the existing morning and evening peak hour traffic turning movements. Average annual growth rates will be estimated based on historic trends and regional planning models, as necessary, to background traffic growth. St. Louis County has identified the planning horizon to consider a 20-year traffic forecast, with no greater than a 0.5% average annual growth rate. Therefore the CONSULTANT will develop Design Year 2036 traffic volume forecast maps to depict the design year morning and evening peak hour traffic turning movements.

2.3 **Traffic Analysis.** CONSULTANT will complete intersection capacity analysis for the existing and design year volumes utilizing SYNCHRO and/or SIDRA software during the AM and PM peak traffic periods for the following un-signalized intersections:

- Old State Road and Ridge Road
- Old State Road and Old State Spur

Proposed vehicle queues will be reviewed to estimate impacts to adjacent driveways or side streets. Furthermore, signal warrants will be completed at each intersection to evaluate their needs.

2.4 **Recommendations and Report:** Recommendations will identify any necessary intersection traffic control upgrades and lane configurations at the intersection of Old State Road and Ridge Road, and Old State Road and Old State Spur. A technical memorandum will be prepared summarizing the CONSULTANT's findings and conclusions. The report will contain graphics as necessary to illustrate the recommendations included. A copy of the report will be submitted to the Cities of Ellisville and Wildwood for informational purposes with COUNTY direction and approval.

TASK 3 – CONCEPTUAL DESIGN

3.1 **Design Parameters.** The CONSULTANT will develop the basic design criteria and parameters controlling the rehabilitation of the roadway. The design criteria will be shared with and approved by the COUNTY at the first progress meeting after Notice to Proceed. The criteria to be addressed include:

- Functional classification and traffic of Old State Road.
- Design speed.
- Project drainage requirements.
- Provisions for pedestrians and bicycles on the roadway
- Maintenance of traffic during construction, including access requirements, allowable closures, preferred detour routes, and other issues.
- Utility corridor locations.

3.2 The design criteria will be used in the following evaluations:

- Establish centerline geometry and existing right-of-way.
- Establish geometric elements of the proposed improvements.
- Establish alternative typical section dimension requirements including location and dimension of potential sidewalk/shoulder(s).
- Identify constraints such as known utilities, trees, drainage related elements, clear zone, etc. that will govern the design.
- Provide reconstruction strategy that will minimize interference with existing utilities

3.3 The project design criteria will be documented in a Technical Memorandum to the COUNTY and other partners upon completion.

3.4 **Stormwater Analysis**. A preliminary analysis of stormwater drainage impacts will be completed prior to the Conceptual Alignment preparation. CONSULTANT will perform cursory hydraulic calculations for stormwater runoff, including pre and post imperviousness, the drainage areas, and the overall disturbed area, and compile information into a technical memorandum to be used when talking to MSD.

3.5 **Meeting with MSD.** One (1) meeting between the CONSULTANT, the COUNTY, and MSD will be held to discuss options for the handling of stormwater and the implications of the Clean Water Act on this project. It is not expected that a written agreement will be agreed to, but the purpose of the meeting will be to derive solutions understood by and agreed to by all parties involved so that the

COUNTY can comfortably seek federal funding for the project and not expect to find material changes in the treatment of stormwater handling in the future. The solutions discussed in this meeting will be carried forward as a part of the concept alignment development in Task 3.6 below.

3.6 Conceptual Alternatives. CONSULTANT will use the information and the results above to develop conceptual alternatives to convey the project to the public. The concept plan will contain a stripmap depicting the CONSULTANT's concepts in plan and profile view. Each of the two stripmaps will contain the following requirements:

- Typical Section shown on strip map, including width (lanes, shoulder, C&G, treelawn, sidewalk or trail, slopes, etc.)
- Sheet scale: 1" = 50'; stripmap size likely 3' x 8' but length may vary
- Beginning and ending station for project limits
- Existing contours for project area shown
- Existing property lines, existing Right of Way lines, and easements where known (taken from COUNTY parcel viewer / GIS database)
- Horizontal curve data: PI, PC, PT, Delta, Degree, Length, TL, R, S.E.
- Proposed design elements, including handling of stormwater
- Construction limit lines
- Limits of proposed side street and driveway replacements
- Approximate New ROW limits
- Address and ownership for all properties shown
- Vertical curve data in profile view: VPI, VPC, VPT, Length, SSD, AD, k-value, e
- Existing & proposed grade labels; 50' tangent, 25' in vertical curves
- Intersecting streets with station labels and centerline
- Label or note high points and low points

Two hard copies (bond paper) will be submitted to the COUNTY for review in conjunction with preparation for the public meeting in Task 3.8 below.

3.7 Engineer's Estimate. A cursory engineer's opinion of probable construction cost will be prepared for the concepts developed for comparison against each other. This cursory EOPC will allow the COUNTY to establish budgetary commitments for moving forward with the selected concepts.

3.8 Public Meeting. The CONSULTANT will provide electronic versions of the concepts derived in Task 3.6 suitable for printing and mounting by the COUNTY. The COUNTY will be responsible for securing the location, meeting setup and takedown, and setting the meeting date in consultation with the CONSULTANT, who will attend and staff the meeting with two (2) staff members (one of which shall be the Project Manager), who are sufficiently capable of answering questions from those in attendance.

3.9 The COUNTY will provide a Fact Sheet at the meeting that summarizes the project improvements and findings of the Conceptual Design and Traffic Study. The COUNTY will also generate a Comment Form and Sign-In Sheet for the meeting.

3.10 Revisions to Concept Stripmaps. Upon conducting the public meeting and waiting the prescribed period for comments to be returned, the CONSULTANT will address comments written and verbally at the public meeting, and along with comments from the Cities of Wildwood and Ellisville and the COUNTY, by making revisions to the stripmaps. Additionally, to document actions taken as a result of the public meeting, all comments received will be summarized in a project memo with a specific disposition given for the action taken to address the comment.

3.11 Preferred Concept Selection Review Meeting. The COUNTY and CONSULTANT (along with key partners) will be included in a Preferred Concept Selection Review Meeting to discuss and select the

preferred concept to be carried forward for federal funding assistance. CONSULTANT staff shall facilitate the meeting and explain the developed concepts, public comments and concerns, and opinions of cost. It is anticipated that this meeting will be held in conjunction with a normally-scheduled monthly progress meeting.

3.12 Utility Coordination. The CONSULTANT will provide visual inspection of existing utilities along the corridor from evidence gathered in the site visit identified in Task 2.1 The CONSULTANT will not contact utility companies for basemaps, nor conduct any meetings for potential utility conflicts identified. The sole purpose of this task will be to sufficiently identify utility conflicts that might occur for use in documentation for eventual the TIP application, and to estimate cost to any utilities which appear to be reimbursable from a cursory review standpoint.

3.13 Engineer's Estimate. An engineer's opinion of probable construction cost will be prepared for the preferred alternative. The format of this estimate will be suitable for use in the COUNTY's application for federal funds at the conclusion of the project and should match the template on East West Gateway's website for TIP applications.

DELIVERABLES

The design CONSULTANT will provide the following items in conjunction with this scope of services:

- Detailed work plan
- Progress reports / Monthly invoices
- Minutes of Coordination Meetings and other communication
- Traffic volume and forecast maps
- Traffic capacity analysis, queue analysis, and signal warrants
- Stormwater analysis technical memorandum
- Conceptual alternatives stripmaps in plan and profile view (4 total)
- Engineers opinion of probable construction costs for each concept
- Electronic versions of concepts for printing and mounting by the COUNTY
- Engineers opinion of probable construction costs for preferred alternative in East West Gateway format

DESIGN EXCLUSIONS

The design CONSULTANT scope of services does not include:

- Utility Coordination
- VISSIM analysis or traffic simulation models (i.e. *.avi / video files)
- NEPA documentation or permitting (Section 106 or other)
- MSD submittals or clearances
- Geotechnical Engineering
- Topographic or Right of Way Surveys
- Preparation of Design Plans

WILDWOOD

May 17, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Acceptance of the Essen Log Cabin by the City of Wildwood from Private Donors**

Council Members:

The Planning/Economic Development/Parks Committee has been following the on-going conversations the Department of Planning has been having with the owners of the Essen Log Cabin over the last two (2) months regarding the next steps that are necessary for its transfer and donation to the City. These conversations were more urgent before April 15, 2016, when its current owners could have achieved some tax benefits for the donation in 2015, but it was not possible to complete such. However, the owners have been very patient in this regard and the Committee would like to complete this transfer and donation as quickly as possible, in respect of the owners' generosity in this regard.

This matter of the acceptance of the Essen Log Cabin was first presented to the Historic Preservation Commission at its meeting on February 26, 2015 and the members were certainly excited about the donation and endorsed it at that time, but did not formally act upon the matter, given it had yet to determine the cost for its disassembly, relocation, and reassembly. The Historic Preservation Commission wanted to understand this cost, before moving forward in this regard. With the unfortunate theft of the cabin, the Historic Preservation Commission no longer has the need to address its disassembly, but rather now its relocation and re-assembly. Once the logs were received by the police and returned to Wildwood, the Historic Preservation Commission began working on making the cabin a part of this community again.

To this end, and acknowledging the owners of the cabin are still interested in it being owned and maintained by the City, the Committee was asked by the Department of Planning and Parks to endorse the acceptance of the Essen Log Cabin from the Karst and Schoenbeck Families, which would then allow for the matter to be placed before the City Council for final action. The vote on this matter was unanimous (7 to 0). This endorsement will not lead to additional expenditure of funds, given that, since the theft of the historic log cabin, the City has had it in its possession, first per the Police Department's request and, thereafter, given the owners' intent to donate it to the City. It is important to note that its reconstruction and placement in Wildwood will have a cost

associated with it, but that matter is currently under review by the Historic Preservation Commission of the City, which is reviewing estimates and considering locations. Once the Historic Preservation Commission completes its review of these matters, a recommendation would be forwarded to this Committee and then, ultimately, the City Council.

If any of the City Council Members have questions or comments about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

Respectfully submitted,
CITY OF WILDWOOD

Jim Baugus, Chair*
Planning/Economic Development/Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Administration/Public Works Committee Members of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

WILDWOOD

March 17, 2015

MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: Donation of Essen Log Cabin to the City of Wildwood

Cc: The Honorable Timothy Woerther, Mayor
Administration/Public Works Committee Members
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Bill Kennedy, Chair – Historic Preservation Commission

At the last Historic Preservation Commission meeting, two (2) sisters, who own approximately two hundred fifty (250) acres on State Route 109, south of Old Eatherton Road, attended the meeting. Their attendance at this meeting was the result of an invitation to them to discuss with the Commission members a potential donation of a historic log cabin on their property to the City of Wildwood that appears to have been constructed sometime in the 1870's. This cabin, which was constructed by the Essen Family, when they owned the subject property, is currently located on a forty (40) acre tract of land and vacant. A detailed history is to be developed on this cabin by the Historic Preservation Commission in the future, which will provide more information about its construction and the family members involved in it as well.

The meeting was an outgrowth of discussions held by one (1) of the current Commission members with the sisters many years ago about such a donation. These discussions occurred before the member was appointed to the Historic Preservation Commission and the donation never materialized and the cabin remained on the property. The member, now serving on the Commission, contacted the two (2) sisters to gauge their interest in the donation that had been discussed many years ago, but now to the City of Wildwood. The sisters were interested in this donation of the cabin to the City and agreed to attend the meeting.

The Department visited the cabin on March 10, 2015 to meet with a potential contractor that has experience with disassembling these types of historic structures of this significant of an age and relocating them, in this case, to a City property for it to be reassembled (community park site). While visiting the property, a number of pictures were taken of the cabin to assist in determining its condition and significance. These pictures have been attached to this memorandum for the

Committee members' review. The contractor noted the cabin does have a high historic value, but does exhibit interior floors that are deteriorated and cannot be used any longer, a stone foundation that is in poor condition, and certain timbers that form the walls of it that are badly damaged by weather over the years. However, the contractor believed the cabin could be moved and assembled at another location.

To accommodate the relocation of the cabin, the Department requested a price quote for this activity, which the contractor agreed to provide to it. This requested quote would include the following services:

a. Cataloging of components of the cabin, including tagging each of them for future reassembly.
b. Disassembling the cabin and related components, while disposing of unwanted or damaged items.
c. Packaging the components for transport to a City-designated site for storage.
d. Preparing the storage site for the placement and protection of the components from weather and other damage, while waiting to be reassembled.
e. Restoring the site, where the cabin had been located with ground cover and ensuring it presents no public safety hazards, i.e. holes, depressions, etc.

This price quote will be the basis for future discussions in this regard.

The City would be responsible for certain activities in association with the acceptance of this donation of the cabin and its removal from the site. These activities would include the following:

a. Preparing the cabin site for its disassembly, which would include rocking the driveway approach from State Route 109 and a portion of it into the subject site.
b. Supplying dumpsters for the waste material.
c. Removing a small addition onto the cabin from its east elevation and disposing of it.
d. Cleaning out the cabin's interior and disposing of this material.
e. Preparing the site at the City property for the storage of the cabin's components.

No cost has been developed for these items, but the Department will be working with its park maintenance contractor, Gaehle Contracting, to determine this amount.

The Department would note the Historic Preservation Commission has not made a formal recommendation in this regard, but was very supportive and receptive to the sisters' offer of the cabin. Before the Historic Preservation Commission were to act in this regard, the Department is seeking the input of the Committee, since any funding of such and the use of a City park property would be under its purview. Additionally, the Department is seeking any input on other information the Committee would need to make a recommendation in this regard. Without the benefit of cost information, the Department is aware the Committee does not have all the information to support or not support this donation, but, again, it is important the members know of this opportunity and

have all the information it needs to render a recommendation on accepting the offered cabin donation, when appropriate.

If any of the Committee members should have questions or comments in this regard or need additional information on this matter, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your input in this matter and direction on the same.

WILDWOOD

March 5, 2015

Stephan and Patricia Schoenbeck
255 Blackmer Place
Webster Groves, Missouri 63119

Re: Donation of the Essen Log Cabin to the City of Wildwood

Dear Mr. and Ms. Schoenbeck:

The Department of Planning and Parks would like to again thank all of you for attending the Historic Preservation Commission's meeting on February 26, 2015 to discuss the donation of the Essen Log Cabin to the City of Wildwood. As also noted that night, the Commission members and City staff are very appreciative of this generous offer and understands the importance of this structure relative to the history of West St. Louis County, and now Wildwood. Although this would be the first such gift of a log cabin to the City, Wildwood did receive a donation of a one-room school house in 2005 and successfully restored it to a condition that allowed it to be placed on the National Register of Historic Places (United States Department of Interior – National Park Service). Therefore, the Department wants to assure you that, if the donation of the log cabin is completed, the City can restore it to its former glory, given its past experiences in this type of activity.

As part of the discussion the night of the aforementioned meeting, a request was made to provide the family members with a timeline for the acceptance process by the City of this gift. The Department agreed to provide this timeline and would only note that it reflects, as best as possible, what it believes are the steps necessary to complete this process in a timely manner, being respectful of your time. The timeline is as follows:

a) Present the donation request to the Planning/Economic Development/Parks Committee of the City Council for its preliminary comments and direction – March 17, 2015.
b) Forward to the City Council the recommendation report of the Planning/Economic Development/Parks Committee for its review and action – March 23, 2015.
c) Receive and file the City Council's action in this regard by the Historic Preservation Commission for its records – March 26, 2015.
d) Engage cabin consultant to provide estimated costs for disassembly of the log cabin, transportation to selected location, and reassembly at that site – April 1 through May 1, 2015.

e) Develop cost estimates for all components of the acceptance of the donation for presentation to the Historic Preservation Commission, Planning/Economic Development/Parks Committee, and City Council for acceptance and/or direction – May 1 through June 30, 2015.
f) Begin site selection process for the log cabin, e.g. community park property, Glencoe City Park, vacant area of City Hall, etc. – April 1 through July 1, 2015.
g) Introduce the needed legislation, i.e. agreements between the respective parties, for the acceptance of the donation – July 1, 2015 through July 31, 2015.
h) Relocate the cabin to City-owned property and reassemble it there – August 1 through September 1, 2015.
i) Design/write, in conjunction with the donor family, the Historic Preservation Commission, and City staff, a commemorative placard to be installed at the relocated cabin. Order, fabricate, and install – August 1, 2015 through September 30, 2015.
j) Review all components of the agreement to ensure requirements of the City have been met to the former owners of the log cabin – September 2015.
k) Hold a ribbon cutting ceremony marking the donation by the family and publicizing this historic preservation effort regarding this major element – October 2015.

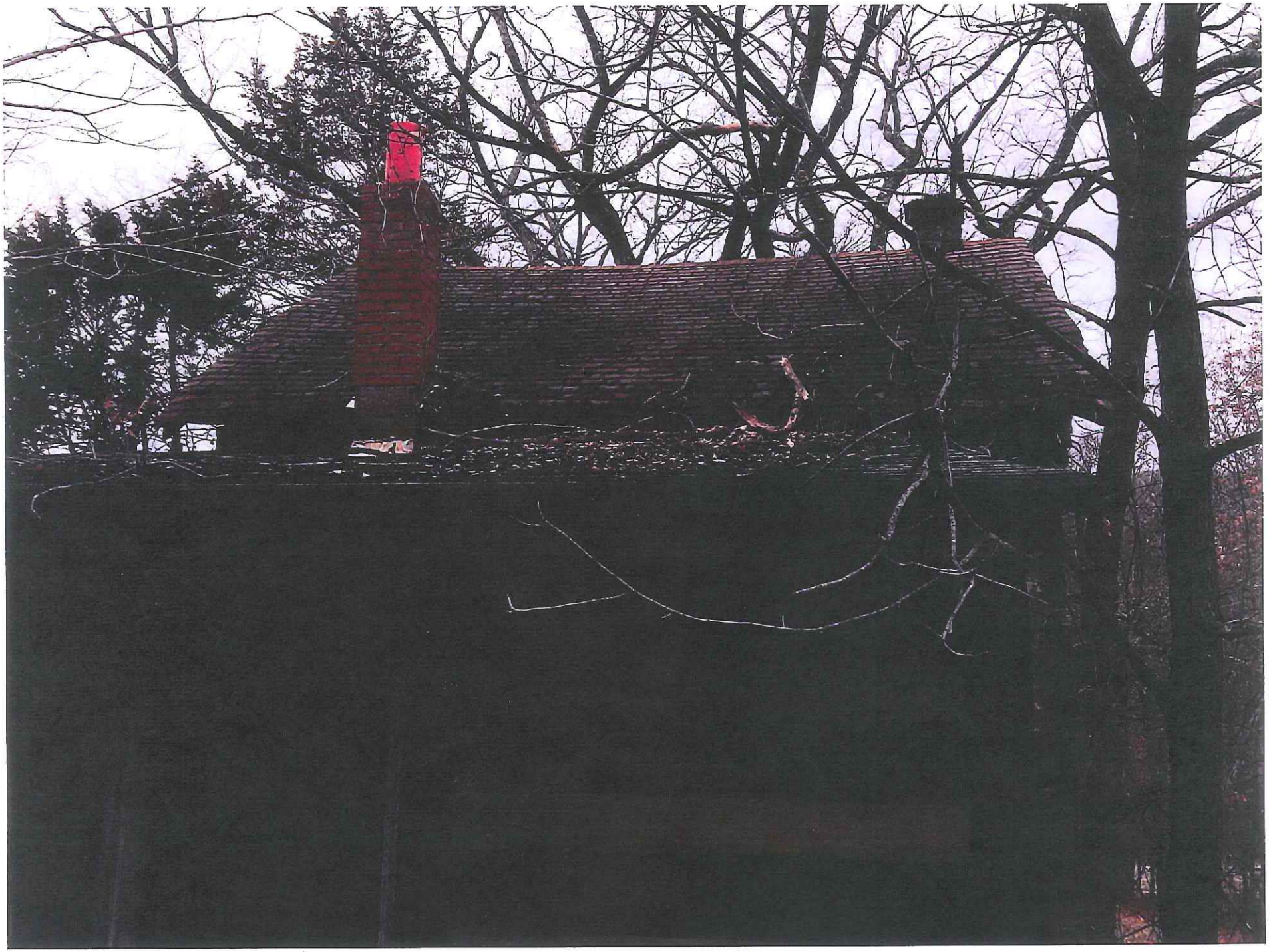
The Department believes this estimate to be fair in its assessment of this process, but would note certain timelines may occur faster or slower than anticipated. However, the City will make every effort to address any delays promptly. Hopefully, this timeline is acceptable with your plans.

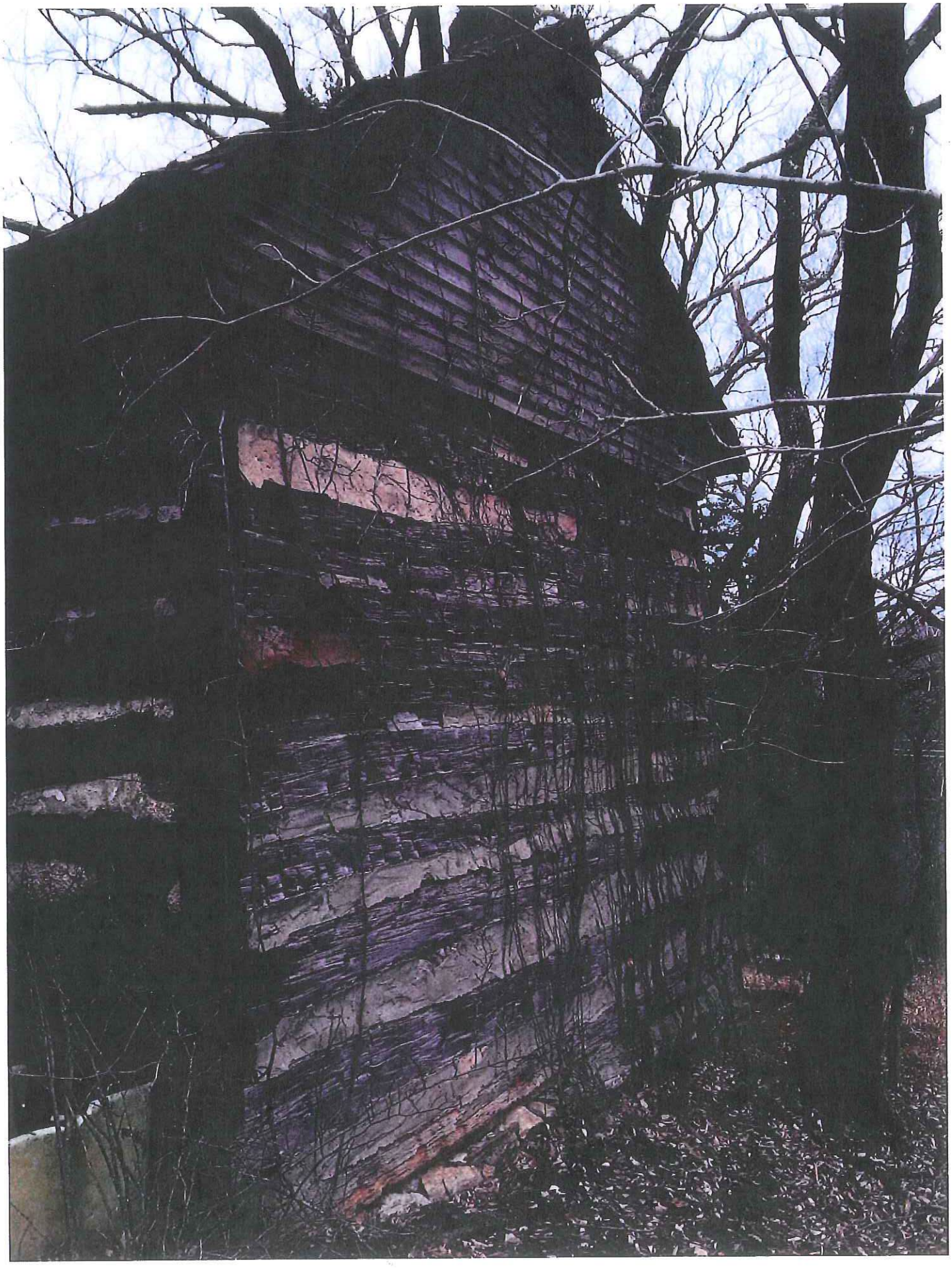
If you should have any questions or comments in this regard, please do not hesitate to contact the Department of Planning and Parks at (636) 458-0440. Thank you again for your consideration of this donation and wonderful opportunity you have provided to the City of Wildwood and it residents.

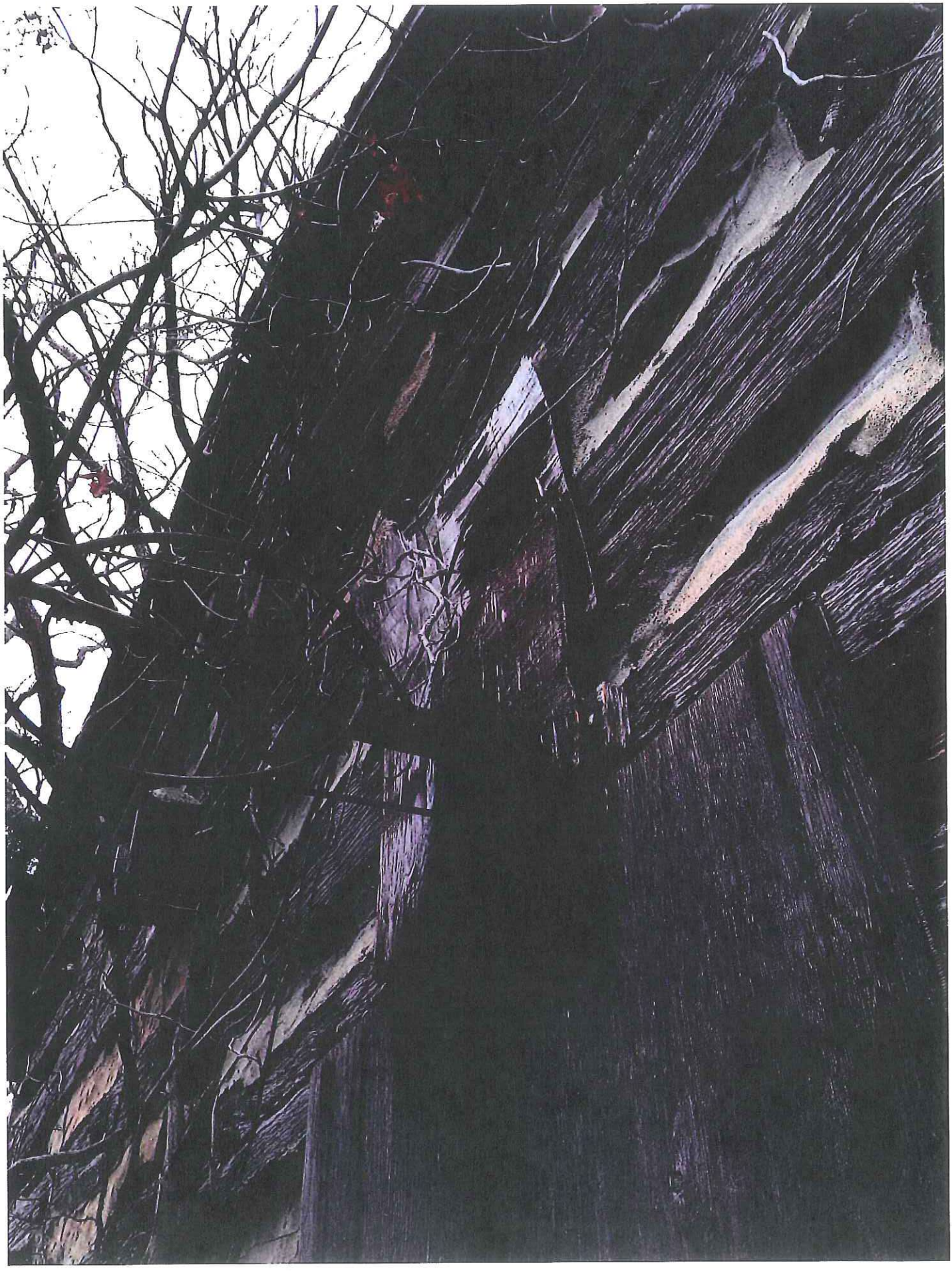
Respectfully submitted:
CITY OF WILDWOOD

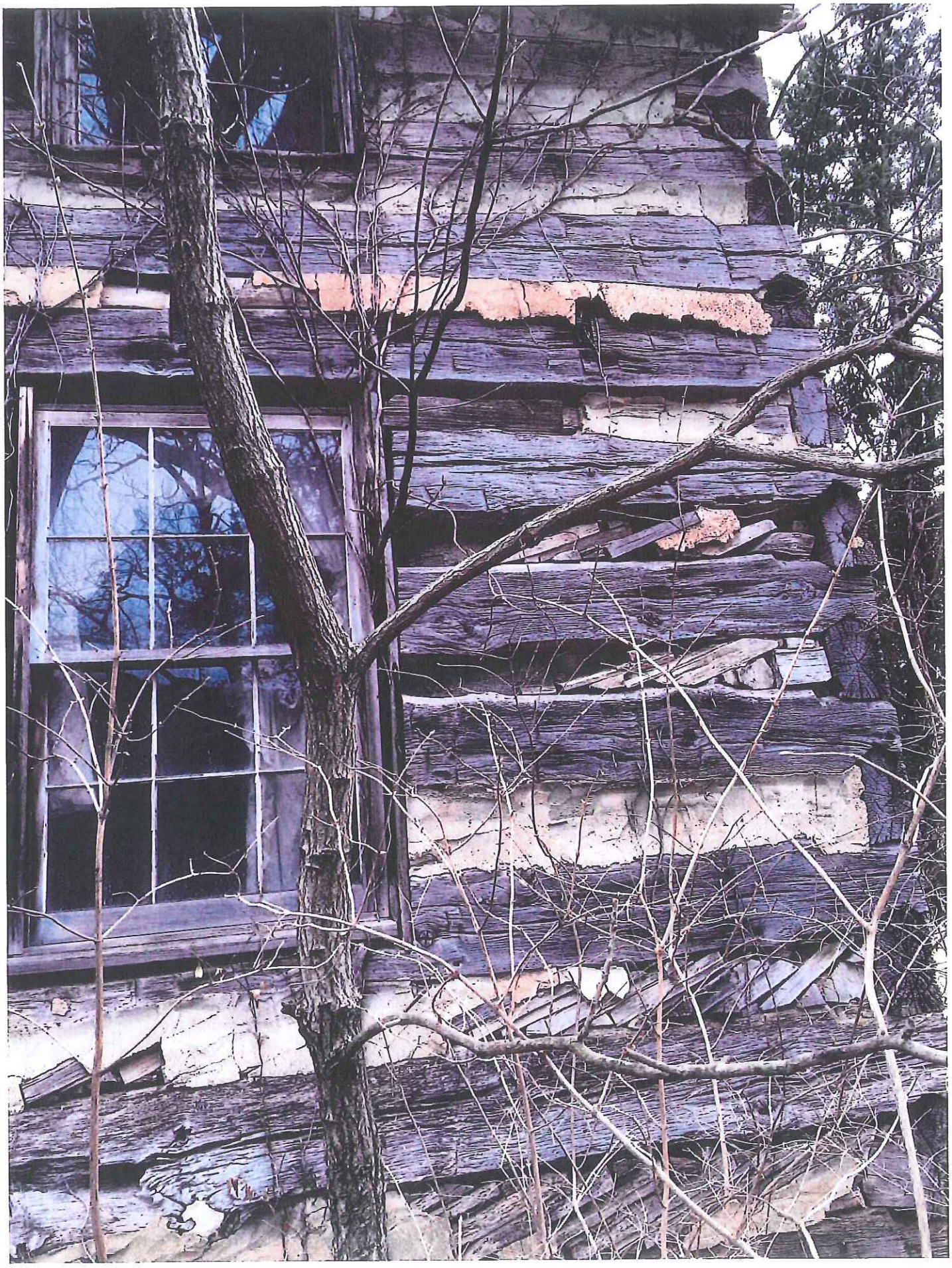
Joe Vujnich, Director
Department of Planning and Parks

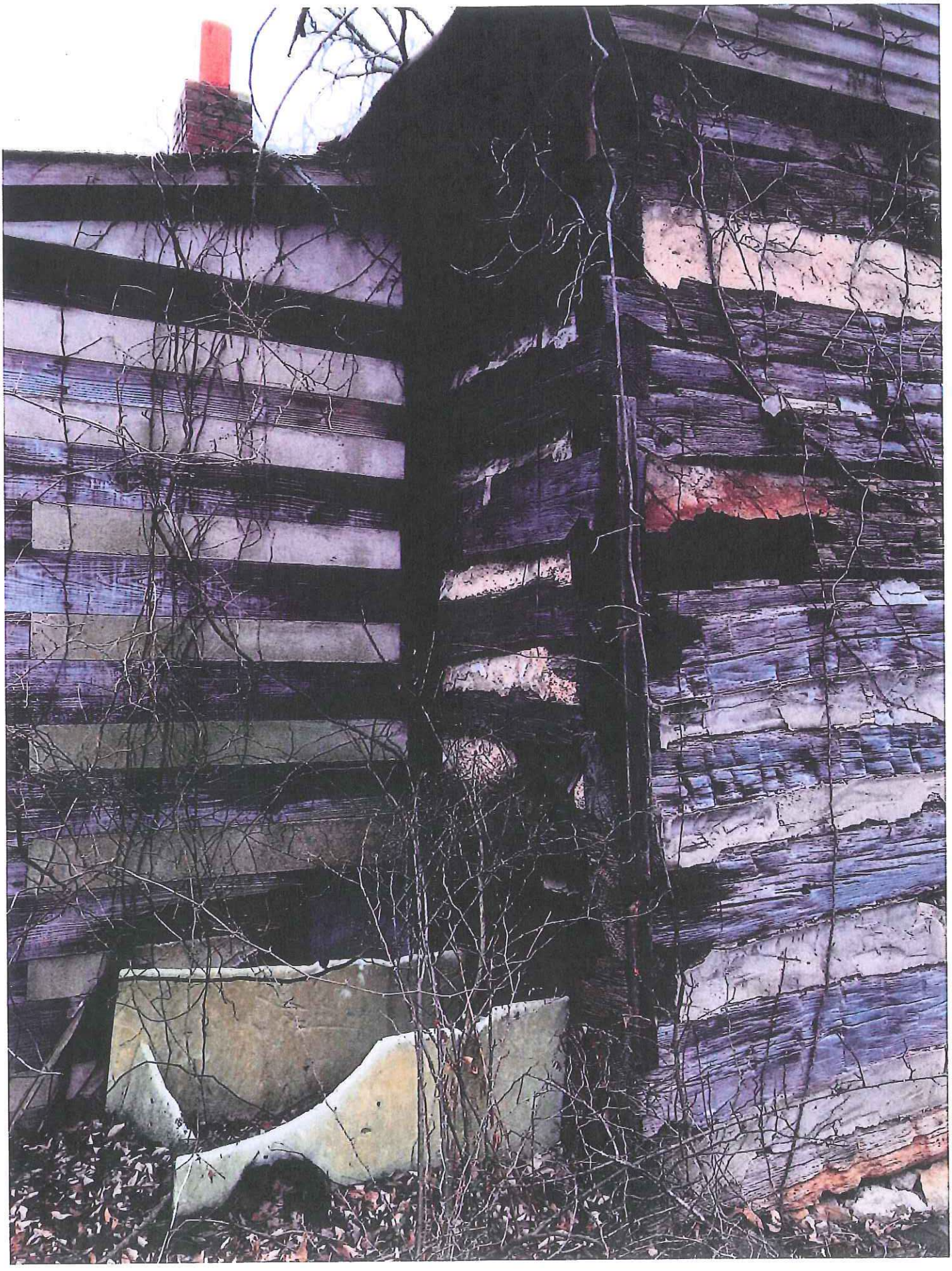
Cc: The Honorable Timothy Woerther, Mayor
Historic Preservation Commission Members
Bill Kennedy, Chair, Historic Preservation Commission
Ryan S. Thomas, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Ruth Martin Karst, Property Owner

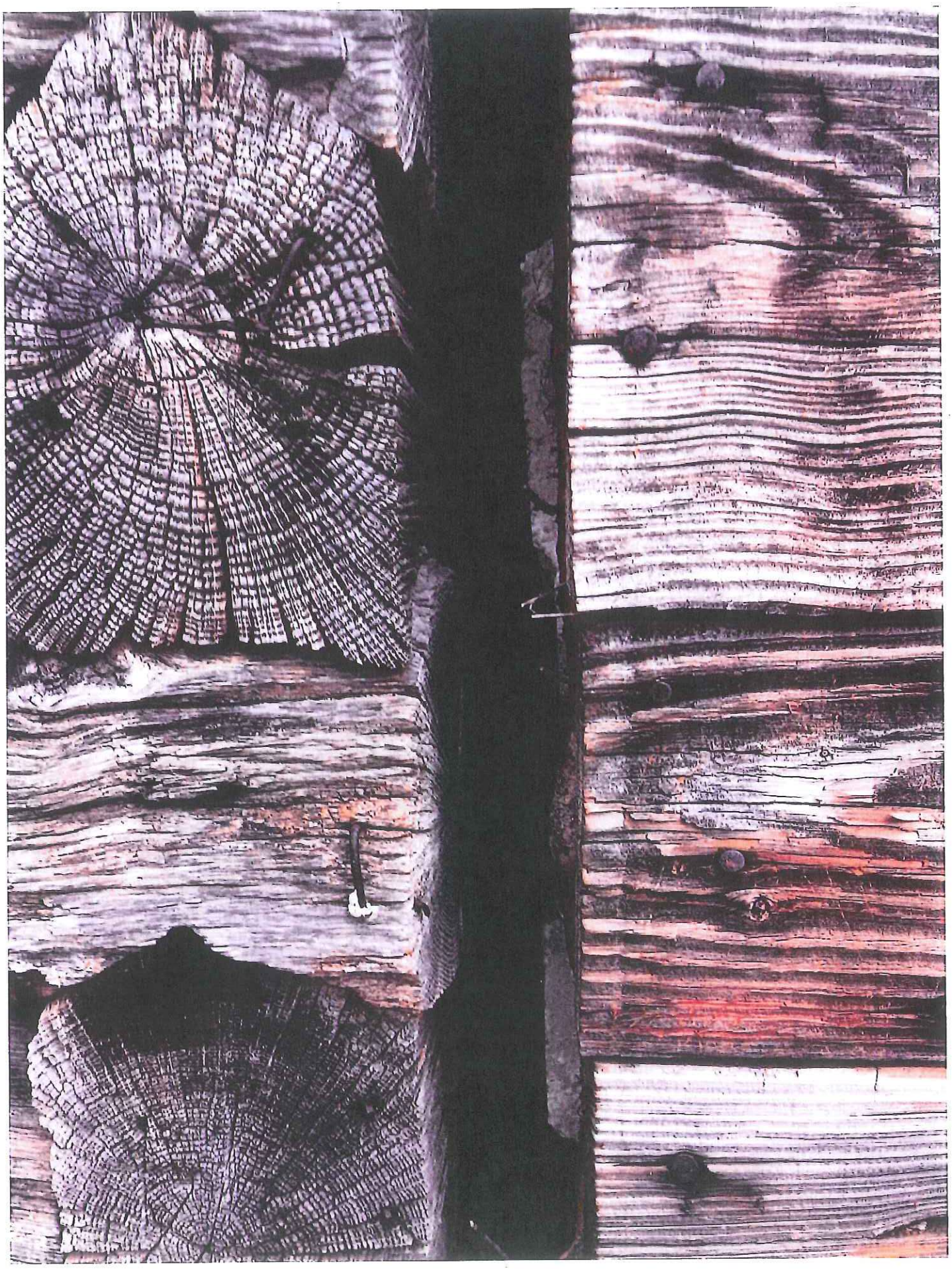


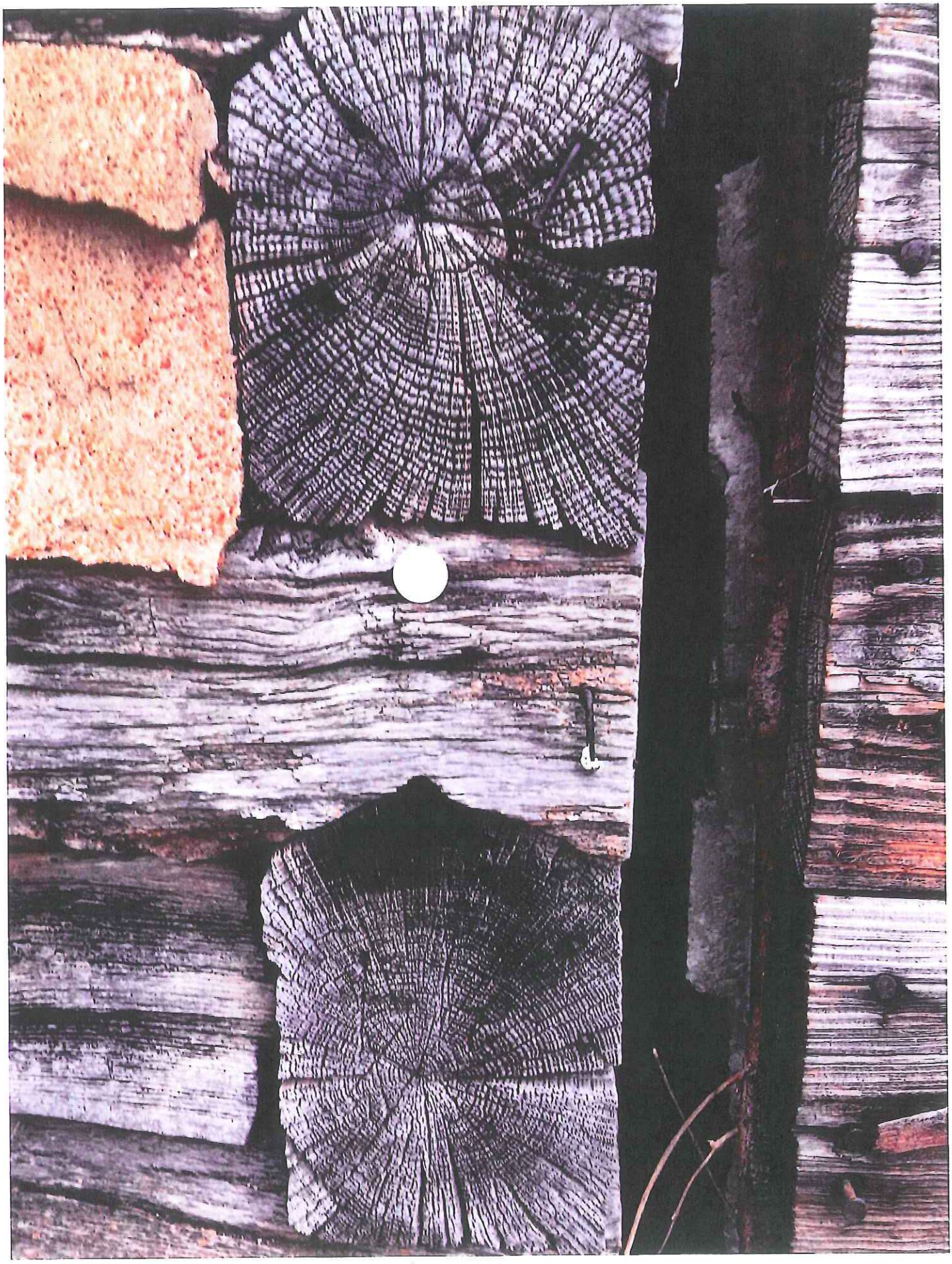


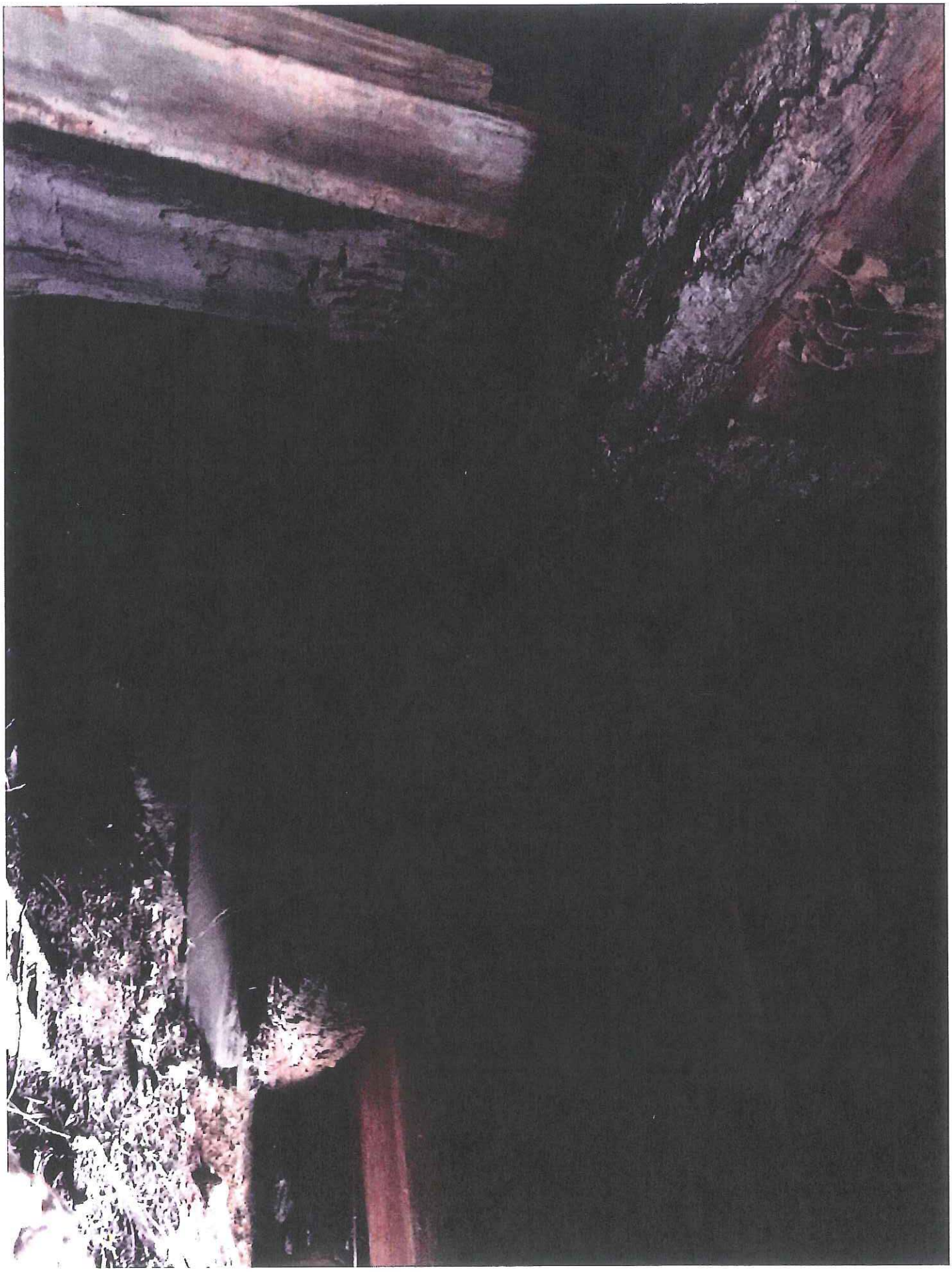


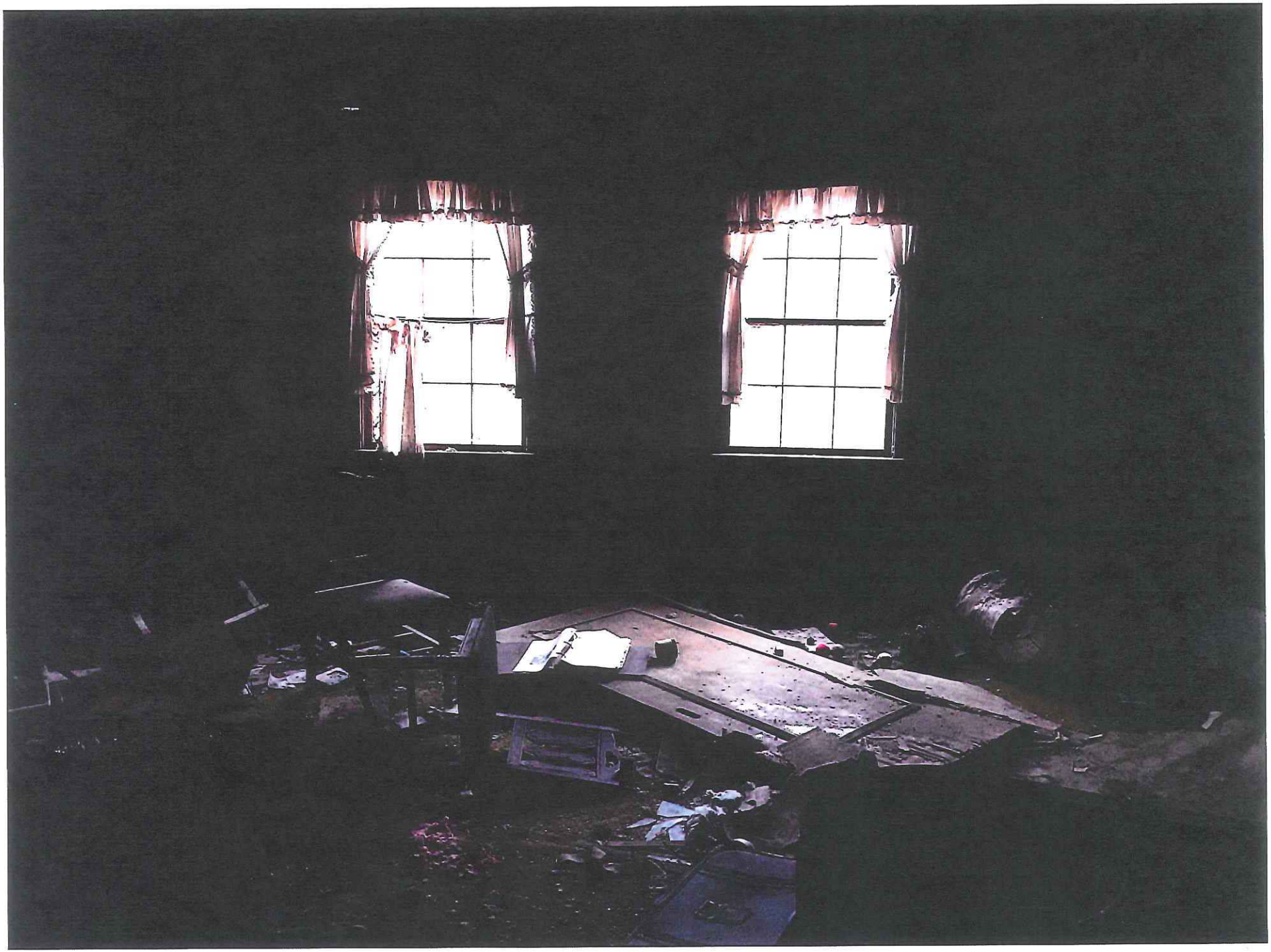


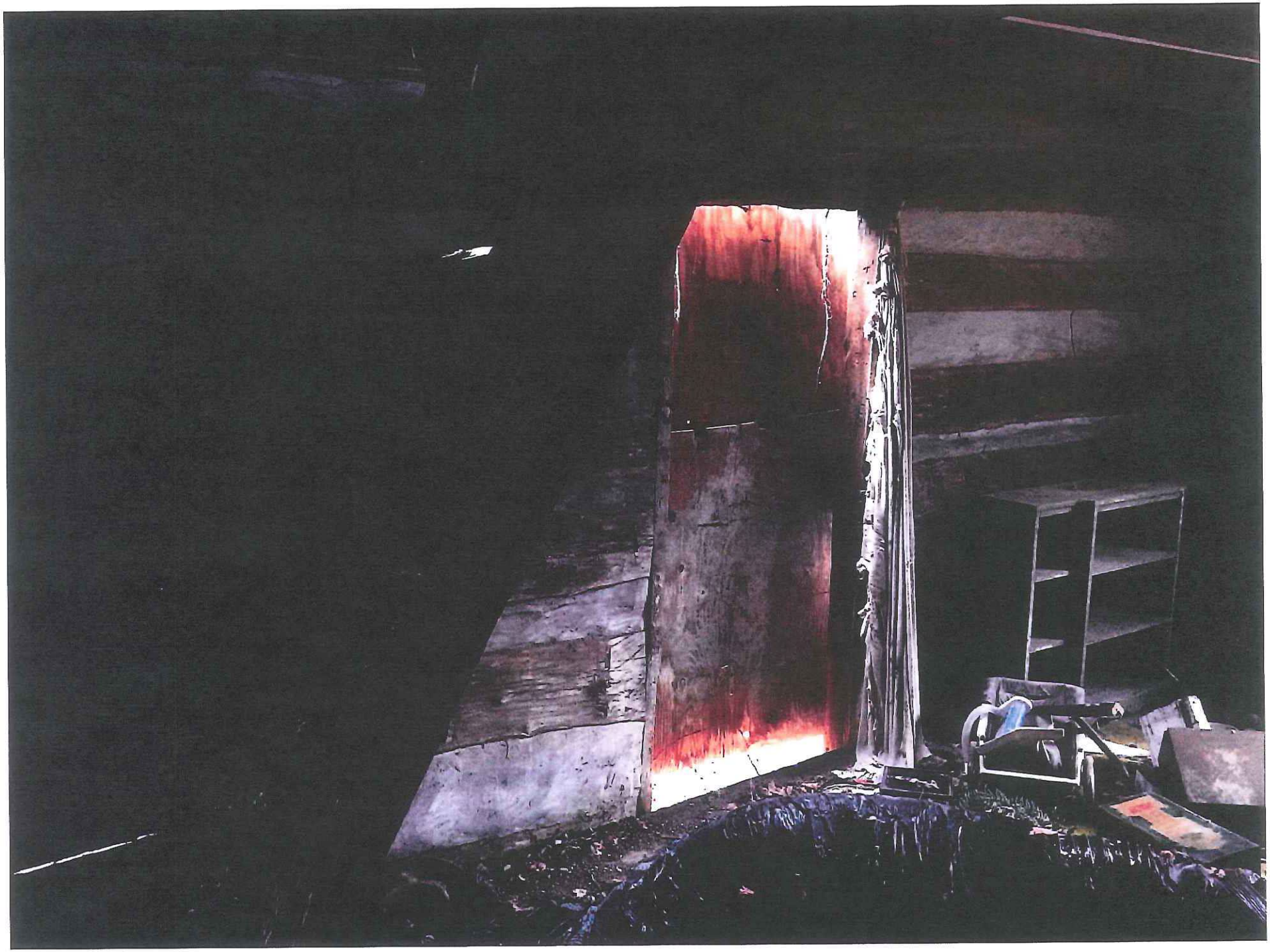


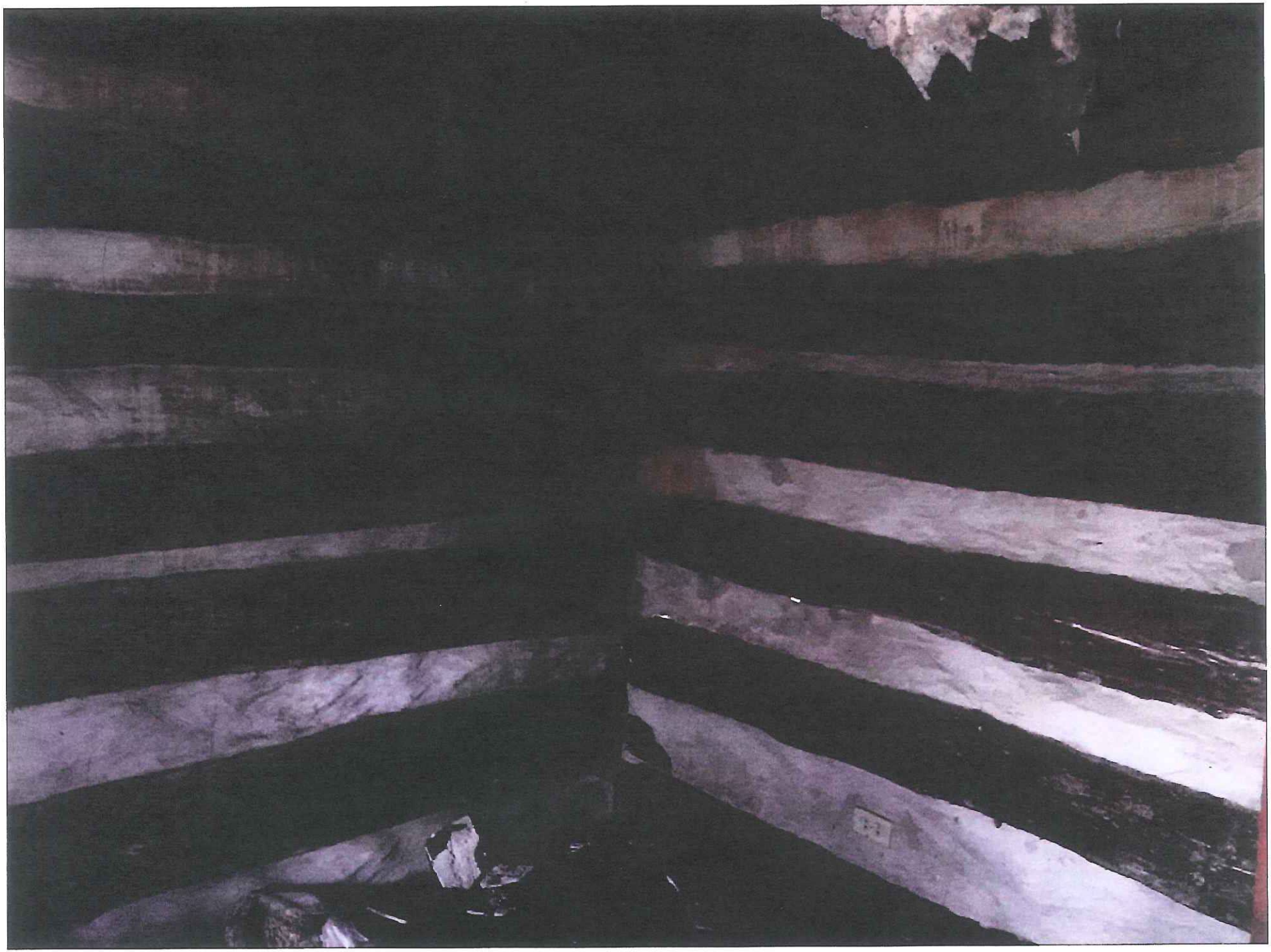


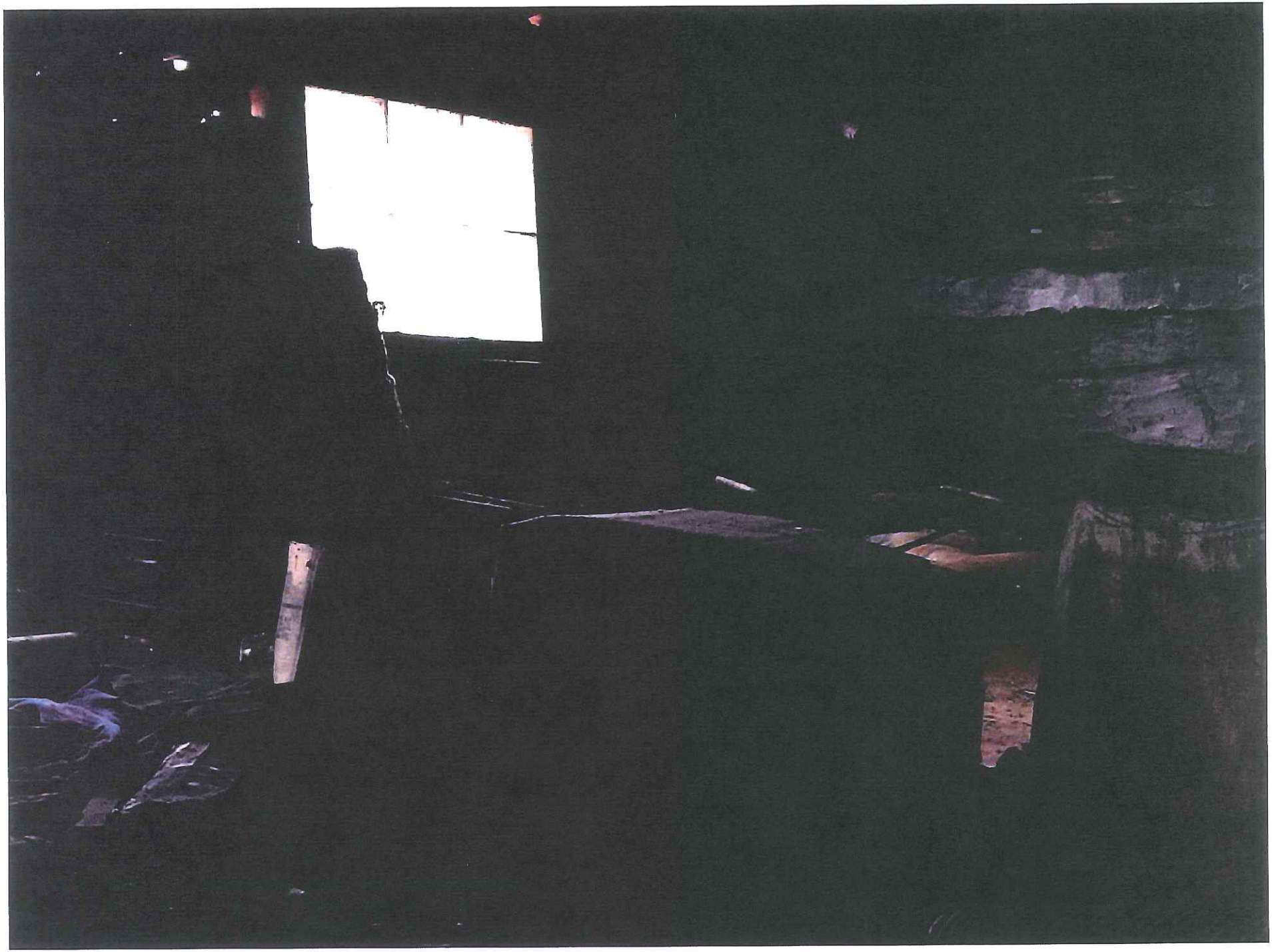


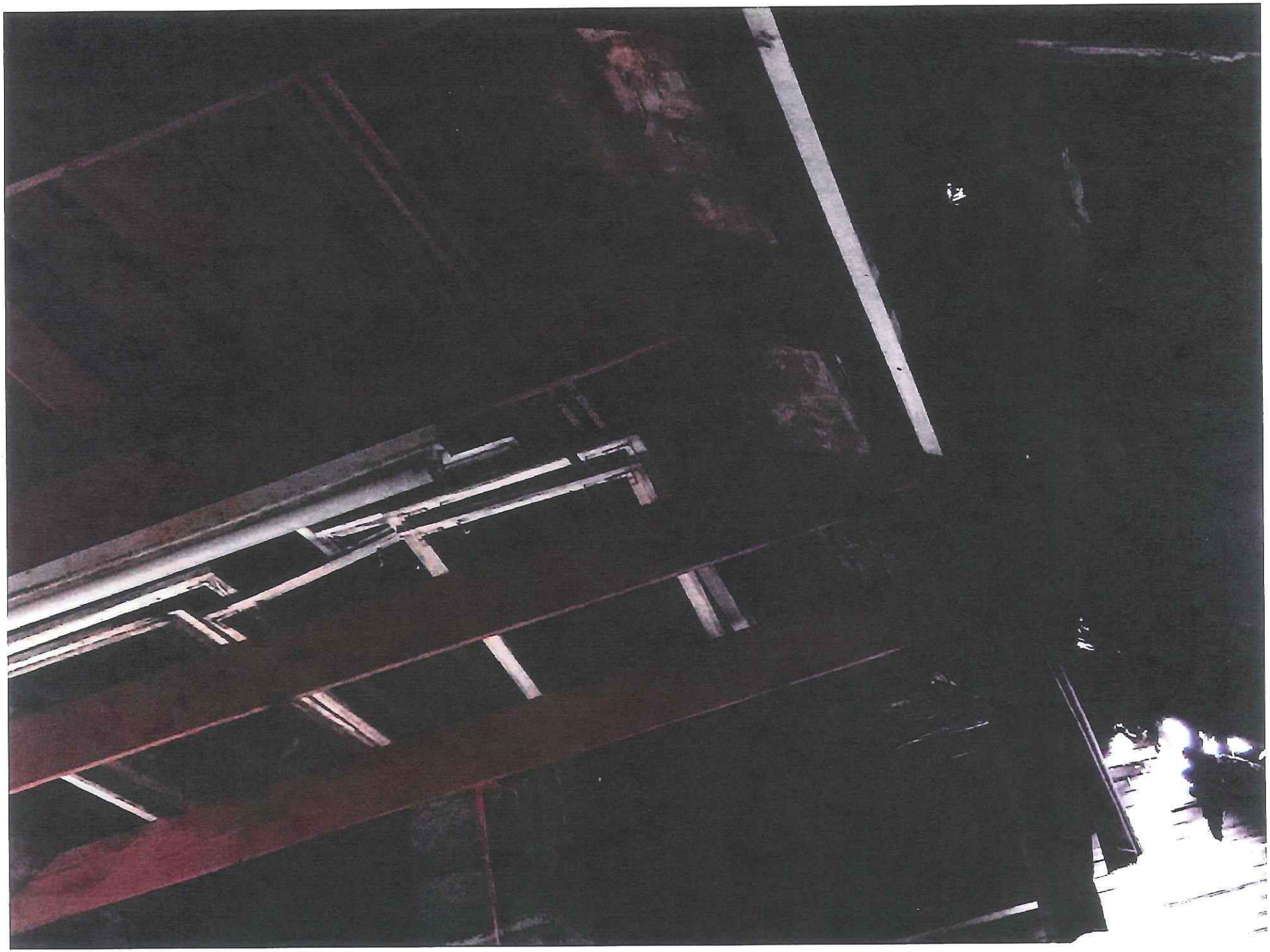


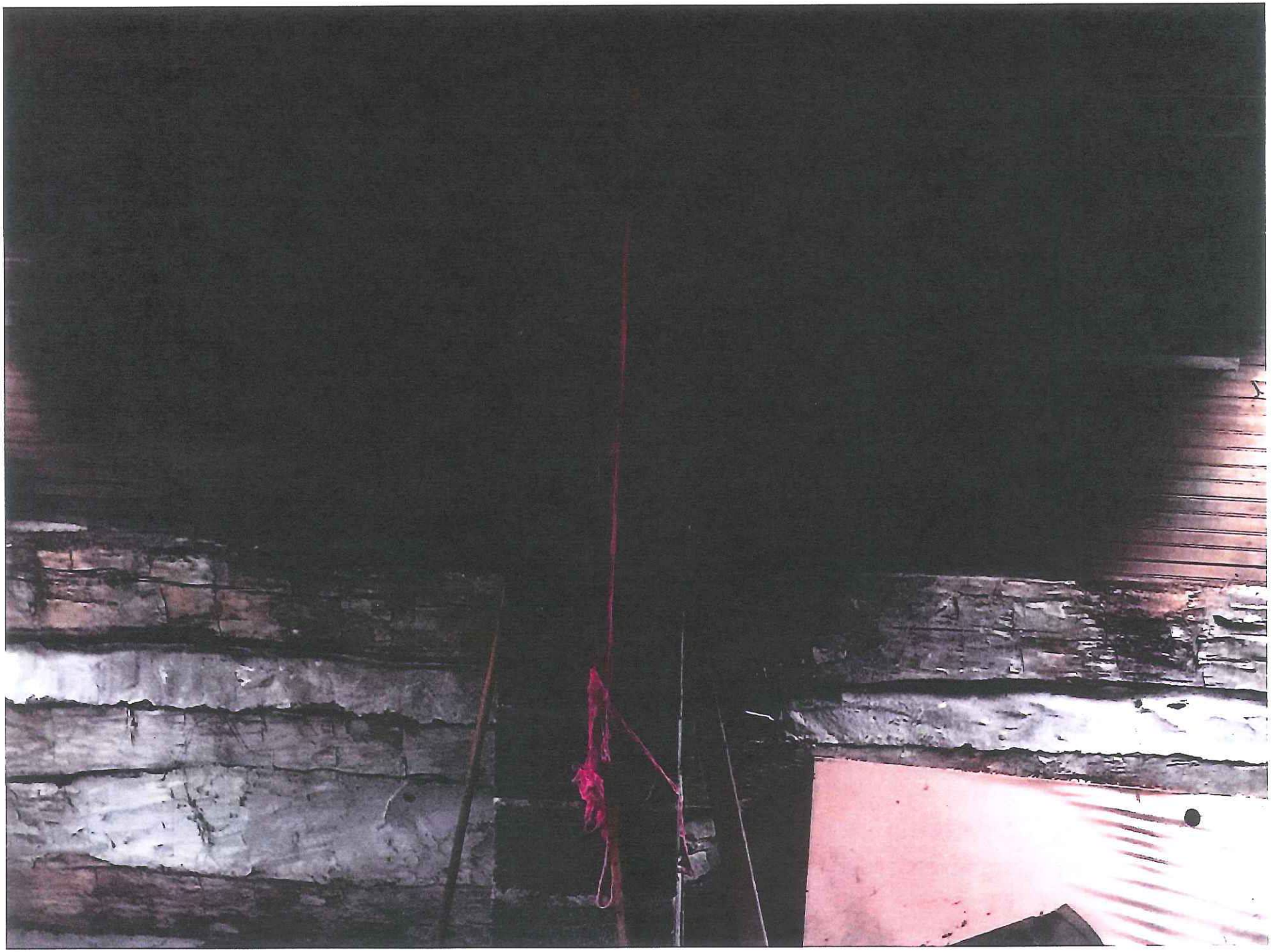












St. Louis County Parcel Map

March 13, 2015

Parcel Selected

1:10,000

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Created by: St. Louis County GIS Service Center
Copyright St. Louis County, all rights reserved

WILDWOOD

May 17, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Utility and Other Issues within Community Park - Phase Two Project Area**

Council Members:

The Planning/Economic Development/Parks Committee has been addressing a set of new issues that have arisen at Community Park relative to the Phase Two Project component. These issues, somewhat typical of any construction project of this nature, have slowed progress upon it and will now delay its completion from the anticipated date of July 2016. Each of these issues that will be addressed in this memorandum are under active consideration by the City Administrator and the Department of Planning and Parks and solutions have been developed for them. It is these solutions the Committee considered at its May 17, 2016 meeting. The issues that are under further investigation at this time include the following:

1. The discovery of several sets of utility improvements on the Pond-Grover Loop Road right-of-way, which is owned by the City of Wildwood.
2. The contract's language for the water main relocation by Missouri American Water Company.
3. The redesign of the trail along the proposed roadway.

Each of these issues will be described below for the City Council's review and the recommended action is described as well.

ISSUE #1 - The discovery of several sets of utility improvements on the Pond-Grover Loop Road right-of-way, which is owned by the City of Wildwood.

Problem - The construction of the roadway had always required the relocation of a Missouri American Water Company main and such was programmed into the design, engineering, and funding of the project. The water line relocation was presented to this Committee and City Council and the allocation of funding for it was approved. When the water line was being located for relocation purposes, it was discovered that several other utilities had improvements within the

planned path of the roadway. These utilities included Ameren Missouri, AT&T, and Charter Communications. These locations were verified and the utilities contacted, since each of these three (3) companies do not appear to have any easements or rights to be where their improvements are located.

To substantiate this claim of the City, the Committee had the Department review the ALTA Survey completed for the purchase of the community park, which indicates all existing easements, the Title Report that was prepared at that same time, and the recorded Record Plat for the Lafayette Trails Subdivision. None of these recorded or warranted documents indicate easement locations or rights to these three (3) utility companies at this specific location. The Committee, to ensure its accuracy, had the City Attorney's firm review this information and its real estate attorney agreed with the Department's assessment in this regard. Therefore, the three (3) utility providers are on public property, without needed easements, but claiming the need for compensation for any relocation.

The Committee would note that, since these utility lines and improvements were discovered, the work on Phase Two of the project has stopped. The utilities are claiming rights and the City is questioning such. It is important to note that, if these utility improvements are not located in an easement, they must be relocated at the expense of the companies, not the City. Therefore, this determination could mean tens of thousands of dollars of cost. Given the costs, this issue must be resolved with the three (3) utility companies, before work can proceed. The general contractor for the City's project has been notified of this issue and the progress to date to address this matter.

Solution - The Committee recommended and authorized the City Attorney and Department of Planning and Parks to forward the attached letter and exhibits to the three (3) utility companies that have improvements on the City's property advising them of the situation and requesting their immediate relocation.

ISSUE #2 - The language of the contract for the water main relocation by Missouri American Water Company.

Problem - The Missouri American Water Company, given the size of the main in its easement on the Community Park property, requires its crews to undertake all of the work necessary for the relocation of it. Accordingly, since no other company can complete this work, other contractors cannot bid on the price/work, the water company sets the cost, and its contract states additional charges may be added, if adverse construction conditions are met.

The Committee would note the City Attorney and the Department of Planning and Parks made revisions to this contract to place a cap on the amount of the project costs to no more than ten (10) percent of the agreed upon estimate. A few additional other items were changed as well on the water company's standard contract. The water company agreed to all of the changes, except the cap on the cost, but it noted in its response that it cannot make a profit on this work and therefore has no incentive other than to complete it as cost-effectively as possible.

Solution – The Committee agreed to accept the water company's contract, with the City's changes, excepting the cap on the overall amount.

ISSUE #3 - The redesign of the trail along the proposed roadway.

Problem - The original design of the Phase Two Project for Community Park included a section of the roadway with a shared trail. After further discussions with the Project Engineer and walking the route again, the Department believed the design of this shared section of roadway/trail should be revised and the two (2) components separated. The general contractor does not believe this change will lead to a major increase in the cost of the project, but the additional design and engineering costs will be five thousand dollars ($5,000.00), which can be accommodated within the project's current budget. The general contractor noted the reduced extent of roadway construction, which was wider than necessary to accommodate the shared use by pedestrians/bicyclists, will somewhat offset the additional section of separate trail (a portion of the trail had already been offset from the roadway, as part of the original design).

The change is for safety, given that shared use is not the safest approach for all users. The grade of the roadway also causes concerns about speeds, with pedestrians and bicyclists being on the shared roadway. Therefore, the Committee believes the two (2) components needed to be separated for safety purposes and voted unanimously to add the additional five thousand dollars ($5,000.00) to the current contract with Oates Associates for this purpose.

Solution - Authorize the change to the existing contract to include the additional charge ($5,000.00).

As noted, these issues will be resolved, but adds time to the project's completion. Fortunately, the necessary tree clearing was accomplished before the April 1st deadline, so as, once these issues are addressed, the project can proceed unabated.

If any of the City Council Members have questions or comments about the plan sheets or the requested action, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation of this information is planned on this item at tonight's meeting. Thank you for your consideration of this information and providing direction on the same.

Respectfully submitted,
CITY OF WILDWOOD

Jim Baugus, Chair*
Planning/Economic Development/Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works

Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation
Tom Cissell, Project Engineer, Oates Associates

* The Department of Planning and Parks developed this report, in conjunction with the Planning/Economic Development/Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

WILDWOOD

May 11, 2016

Name of Representative
Utility Company Name
Address
St. Louis, Missouri Zip Code

Re: Extension of Pond-Grover Loop Road into City of Wildwood's Community Park

Dear Name:

The City of Wildwood has begun a roadway project in its new community park and discovered very recently that your company has utility facilities in its right-of-way area, where the extension is planned. Understanding the ramifications of such in terms of relocations and their costs, the Department has included the original plat for the Lafayette Trail Subdivision, where the initial eleven feet of right-of-way was granted for roadway purposes, as well as the ALTA survey the City completed when it purchased the 66 acre site to the west, along with the title report for your review. If, after your review, you concur the utilities are not in a dedicated easement, but rather the City's right-of-way, the Department would like to begin the relocation process as quickly as possible, so the project can proceed.

Again, if after reviewing these materials you want to contest this assessment, the Department will be glad to arrange a meeting with the Wildwood City Attorney and staff to work through this matter. More importantly, to the City, is finding an agreeable place for the utilities on City property and having the relocation work completed in a timely manner. Your cooperation in meeting, and completing the requested work, would be very much appreciated in this regard. The relocation of these utilities from City owned property can be coordinated with the City's engineering firm for this roadway project, which is Oates Associates - Tom Cissell and Tyler Hoffmann.

If you should need additional information, have questions or comments, or would like to meet on this matter, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and associated exhibits and your response in this regard.

DRAFT

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Terri L. Gaston, Senior Planner

DRAFT

From: **Tom Cissell** Tom.Cissell@oatesassociates.com
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Date: April 20, 2016 at 3:13 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

Thanks Joe,

Assuming there are easements, American Water has a $140,000 relocate that was already planned for. ATT estimates $5,000-$10,000 to relocate. Ameren gas has a +/-$5,000 relocate, and Ameren electric has a $5,100 relocate. Does the City want to proceed with these relocates? We've also discussed redesigning the road in the past, but the problem with that is that the road entrance would get steeper into the park to get over the utilities. Thinking out-loud, it would probably be good for the main entrance into the park to be as flat as possible.

Please call me to discuss or reply to this email and we'll proceed with the utility companies accordingly.

Tom

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Tuesday, April 19, 2016 5:38 PM
To: Tom Cissell
Subject: Re: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Importance: High

I have the ALTA Survey and it references the title exclusions.

I will forward to you tomorrow.

Joe

> On Apr 19, 2016, at 4:59 PM, Tom Cissell <Tom.Cissell@oatesassociates.com> wrote:
>
> Joe,
>
> I received this from Bob Bailey on Saturday. He claims Ameren electric is in an easement. To move this project forward, do you have any additional information to share? The Pond Grover Loop Road plans we were given during design did not show any easements or utilities other than the American Water pipe, so we have nothing to substantiate his claim.
>
> If they are in an easement, we could try to raise the road (as suggested in a previous email) or relocate/ bore the utility at a $5,100 cost as Bob suggests below. Any direction from the City at this point?
>
> Thanks,
> Tom
>
> **From:** Bailey, Bob L [mailto:RBailey@ameren.com]
> **Sent:** Saturday, April 16, 2016 7:15 AM
> **To:** Tyler Huffman

To: Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com); Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tyler:

We are on an existing easement so there will be charges from Ameren for our relocation work. We have 2 options. The first one as we discussed on site involves you having 1-3" conduit installed from our switchgear to the pole by following the road where you are not changing the grade. Our cost would be around $5100 and we would require a new easement or confirmation that we are covered at this new location. Obtaining the easement may delay the project. The second option would be for you to install a new 3" conduit for us following the current route from the switchgear to our pole. This would need to be installed 3' below final grade so I believe that would involve going about 11' deep at this time. We would not require new easements which is a plus but you would be boring in the new conduit close to our existing energized line so safety would be a concern. Our overhead line continues on to the west but it doesn't tie back into any other overhead so we don't have a good way to de-energize the primary cable that is currently in conflict with your work. Our cost would not be much different than $5100 since our work at both ends would be the same; the only savings would be a bit less primary cable being installed.

If you have any questions or concerns please let me know.

Thanks

Bob

From: Tyler Huffman [mailto:Tyler.Huffman@oatesassociates.com]
Sent: Tuesday, April 05, 2016 4:29 PM
To: Bailey, Bob
L; Brian.Langenbacher@thelacledegroup.com; Steve.Gerrein@chartercom.com; db3624@att.com
Cc: Michael Gershenson; Tom Cissell
Subject: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

All,

I wanted to follow-up with an email regarding today's meeting. I would like a map of the respective utility in conflict and if you are in an easement, a cost estimate of the best solution to complete the relocation work. Any information to help on the matter such as approximate depths would be appreciated.

Thanks to all the representatives for attending on short notice,

TYLER C. HUFFMAN
OATES ASSOCIATES
tel 618.345.2200, *ext* 119

Email | Office Locations | LinkedIn

COLLINSVILLE | ST. LOUIS | BELLEVILLE | ST. CHARLES

From: **Tom Cissell** Tom.Cissell@oatesassociates.com
Subject: FW: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Date: April 25, 2016 at 1:51 PM
To: Joe Vujnich JVujnich@cityofwildwood.com

FYI from Bob.
Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Monday, April 25, 2016 1:51 PM
To: Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tom:

Our real estate rep has not researched it yet but will soon. We did relocate our lines about 2 years ago and that is when we would have obtained new easements so it would be post 2009. We asked for new easements at the tie of the job so I'll let you know what our rep finds.

Thanks

Bob

From: Tom Cissell [mailto:Tom.Cissell@oatesassociates.com]
Sent: Monday, April 25, 2016 1:06 PM
To: Bailey, Bob L
Cc: Michael Gershenson (mgershenson@gershenson.com); Joe Vujnich; Tyler Huffman
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting
Importance: High

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

Bob,

The City has reviewed the 2009 Alta Survey for the Community Park, and it finds no reference to an easement for gas or electric. So unless the easement was granted post 2009, it does not exist from the City's perspective. Have you had any luck finding the easement on your end?

Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Wednesday, April 20, 2016 1:16 PM
To: Tom Cissell
Cc: Michael Gershenson (mgershenson@gershenson.com)
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tom:

Tom.

I have sent a request to our real estate department asking for a copy of our easement. We just relocated that line less than 2 years ago so it should be readily available. I will contact you as soon as I have an answer.

Thanks

Bob

From: Tom Cissell [mailto:Tom.Cissell@oatesassociates.com]
Sent: Tuesday, April 19, 2016 5:02 PM
To: Bailey, Bob L; Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com)
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

Bob,

Do you have any documentation that show Ameren being on an easement? The City appreciates proof of the easement before deciding how to proceed.

Thanks,
Tom

From: Bailey, Bob L [mailto:RBailey@ameren.com]
Sent: Saturday, April 16, 2016 7:15 AM
To: Tyler Huffman
Cc: Michael Gershenson (mgershenson@gershenson.com); Tom Cissell
Subject: RE: Wildwood Community Park - Phase 2 Utility Conflict Meeting

Tyler:

We are on an existing easement so there will be charges from Ameren for our relocation work. We have 2 options. The first one as we discussed on site involves you having 1-3" conduit installed from our switchgear to the pole by following the road where you are not changing the grade. Our cost would be around $5100 and we would require a new easement or confirmation that we are covered at this new location. Obtaining the easement may delay the project. The second option would be for you to install a new 3" conduit for us following the current route from the switchgear to our pole. This would need to be installed 3' below final grade so I believe that would involve going about 11' deep at this time. We would not require new easements which is a plus but you would be boring in the new conduit close to our existing energized line so safety would be a concern. Our overhead line continues on to the west but it doesn't tie back into any other overhead so we don't have a good way to de-energize the primary cable that is currently in conflict with your work. Our cost would not be much different than $5100 since our work at both ends would be the same; the only savings would be a bit less primary cable

since our work at both ends would be the same, the only savings would be a bit less primary cable being installed.

If you have any questions or concerns please let me know.

Thanks

Bob

From: Tyler Huffman [mailto:Tyler.Huffman@oatesassociates.com]
Sent: Tuesday, April 05, 2016 4:29 PM
To: Bailey, Bob L; Brian.Langenbacher@thelacledegroup.com; Steve.Gerrein@chartercom.com; db3624@att.com
Cc: Michael Gershenson; Tom Cissell
Subject: Wildwood Community Park - Phase 2 Utility Conflict Meeting

EXTERNAL SENDER. Do not click on links or open attachments that are not expected and do not give out User IDs or passwords.

All,

I wanted to follow-up with an email regarding today's meeting. I would like a map of the respective utility in conflict and if you are in an easement, a cost estimate of the best solution to complete the relocation work. Any information to help on the matter such as approximate depths would be appreciated.

Thanks to all the representatives for attending on short notice,

TYLER C. HUFFMAN
OATES ASSOCIATES
tel 618.345.2200, *ext* 119

Email | Office Locations | LinkedIn

COLLINSVILLE | ST. LOUIS | BELLEVILLE | ST. CHARLES

Joe Vujnich

From: Phillips, Catherine R. [cphillips@lewisrice.com]
Sent: Wednesday, March 18, 2009 12:08 PM
To: Joe Vujnich
Cc: Golterman, Robert J.
Subject: Title Commitment for Schneider Property
Attachments: Commitment Form 4308 2006.PDF; B-II EXCEPTION DOCS.pdf

CITY OF WILDWOOD
MAR 18 2009
For park file
DEPT. OF PLANNING

Dear Joe:

Attached you will find the title insurance commitment prepared by Old Republic Title Company, together with the exception documents set forth in the title commitment. It is my understanding you are having a survey prepared for the property. You stated you will forward these documents to the surveyor. The surveyor will need the title commitment for the survey, especially for identifying the location of various easements.

Prior to receiving the survey with placement of the exception documents thereon, we cannot fully know if any of the enclosed exception documents are problematic for the City's purchase of the property. However, based on a review of the documents only, I call to your attention the following:

Legal Description: The legal description provided by the Sellers includes an old description (such as, measurements to a "stone"). We will want the surveyor to prepare a new legal description based on the surveyor's field work. The surveyor should also precisely identify the acreage, given the purchase price is based on acreage. There is also a discrepancy between the legal description in the Sale Contract and on the commitment, which we will discuss with the Title Company.

Graveyard: The legal description seems to except a graveyard from the property to be conveyed. The title company did not provide the deed that is referenced regarding the graveyard, so we are requesting a copy of such deed. However, one of the water easements that is enclosed is granted by Edith and Mildred Schneider (predecessor owners) to the Water Company over the graveyard. Obviously, we need to ascertain the graveyard is not part of the property being conveyed by the Sale Contract.

Mortgages: There do not appear to be any mortgages, deeds of trust, or other liens against the property. Taxes for 2008 are paid.

Easements: Most of the exception documents are utility easements, including electrical easements and water line easements. No structures may be constructed over the water lines, so the City will need to know the location of such easements.

There are 2 easement agreements which appear to cover the same property that need to be discussed. These easements are for an approximately 2.08 acre parcel and were granted by the Seller to Windsor Crest Homeowners Association and to McBride & Son Homes, Inc. The easement area is for the exclusive use of the grantees to build and maintain a retention basin and storm sewer area, identified in one of the agreements as a "lake." Such area appears to have been granted for drainage and retention of stormwater from the adjacent Windsor subdivision. Assuming such retention pond exists, the Homeowners Association and McBride (or its assigns) would be entitled to the full use of the 2+ acres for stormwater. As we briefly discussed, you are aware of this detention area and hope to enlarge it. We will prepare a document the Homeowners Association can sign to relinquish exclusive easement rights to

such area, to be effective if the closing occurs.

Abutters' Rights. In the Deed recorded in Book 6641 page 1064, abutter's rights of direct access to Highway 100 are relinquished, except there is reserved to the grantor (the Schneiders) and their heirs and assigns a right of direct access to Highway 100 over an entrance not to exceed 36' in width, with the centerline identified in such document. You will want the surveyor to indicate on the survey the location of such access area.

Please call with any comments or questions.

Regards,

Cathy Phillips

Catherine R. Phillips
Lewis, Rice & Fingersh, LC
500 N. Broadway, Suite 2000
St. Louis, MO 63102
Phone: (314) 444-7680
Fax: (314) 612-7680
cphillips@lewisrice.com
http://www.lewisrice.com

*This message, including attachments, is from the law firm of Lewis, Rice & Fingersh, L.C. This message contains information that may be confidential and protected by the attorney-client or attorney work product privileges. If you are not the intended recipient, promptly delete this message and notify the sender of the delivery error by return e-mail or call us at 314-444-7600. You may not forward, print, copy, distribute, or use the information in this message if you are not the intended recipient. ********** IRS Circular 230 Disclosure: To comply with U.S. Treasury Department regulations, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and may not be used, for the purpose of (i) avoiding penalties that the IRS might attempt to impose on a taxpayer, or (ii) promoting, marketing or recommending to another party any transaction, arrangement, or other matter. There is no limitation by this Firm on the disclosure of the tax treatment or tax structure of any transaction, arrangement, or matter discussed herein by the intended recipient of this communication.*

Closer:
Examiner: Steve Leasck
Phone: 314-983-0300
Phone: (314) 983-0300
Fax: 314-983-0356
Fax: (314) 983-0356

OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.
620 North McKnight Road
St. Louis, MO 63132-4911
Phone: (314) 983-0300

File No.: **0902694** **Revised Date: March 17, 2009 3:24 pm**
County: St Louis

SCHEDULE A

1. Effective Date: March 2, 2009 at 8:00 A.M.

2. Policies to be Issued:

   (a) ALTA OWNER'S POLICY (06/17/06) Amount:
   Proposed Insured:

   (b) ALTA LOAN POLICY (06/17/06) Amount:
   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

   Mildred E. Schneider Revocable Living Trust dated January 17, 2001

5. The land referred to in this Commitment is situated in the County of St. Louis, State of Missouri, and described as follows:

   Parcel 1: A tract of land in the Southwest corner of the Southeast 1/4 of Section 35, Township 45 North, Range 3 East, containing 4 acres, more or less, and described as: Beginning at the Southwest corner of said Southeast 1/4; thence East along South line of said Section 35, 9.25 chains to a stone; thence North to a branch which runs west; thence down said branch to West line of said Southeast 1/4 and thence South to the point of beginning.

   Parcel 2: All that portion of the West 1/2 of the Northeast 1/2 of Section 2, Township 44 North, Range 3 East, lying North of Highway 100 as established by Cause # 338339 of the St. Louis County Circuit Court and deeded to the State of Missouri by Deed recorded in Book 6641 page 1064 of the St. Louis County Records, excepting therefrom a graveyard 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, reserved in deed recorded in Book 12 page
   116 of the St. Louis County Records.

SCHEDULE A CONTINUED

Address: 2153 Highway 109 Street

Locator Number: 23V 410 423

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. **All documents which are to be recorded in connection with this file in the Office of the Recorder of Deeds must comply with Sections 59.005, 59.310 and 59.313 RSMo. Any document which does not comply with the provisions of these Sections will be subject to an additional $25.00 recording fee to be charged by the Recorder of Deeds.**

2. **The Company must be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements may become necessary.**

3. **A valid state issued driver license is required for all transactions closed through Old Republic Title Company of St. Louis, Inc. If non-driver state ID is provided, then a second form of identification will be required. Contact your closer for additional acceptable forms of identification.**

4. **Pursuant to Section 381.058 RSMo., Purchaser/Lender and Seller have the right to be issued a closing protection letter at the cost of $25.00. A closing protection letter protects a buyer, lender or seller against losses because of the following acts of the title insurer's named issuing title agency or agent:**

   a. **Acts of theft of settlement funds or fraud with regard to settlement funds; and**

   b. **Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage.**

5. We have not been advised as to the nature of the transaction, to be insured. Once this information is provided we will make such requirements and exception as we deem necessary under the circumstances.

NOTE: The Title Insurance Policy will be issued omitting from the Standard Exceptions No. 2 (a) (b) and (d) under Schedule B provided that this Company's Closing Affidavit, properly executed by the herein name (owner or owners) is furnished this Company and the facts as disclosed in said affidavit warrant such omission.

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2. (a) Rights or claim of parties in possession not shown by the public records.

   (b) Easements, or claims of easements, not shown by the public records.

   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

   (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. General Taxes for the year 2009 and thereafter.

4. Any Special Taxes entered against said property subsequent to the date hereof.

5. Easement(s) to Union Electric Company recorded in Book 3144 page 43, Book 3319 page 399 and in Book 8438 Page 235.

6. Easement(s) to St. Louis County Water Company recorded in Book 8938 Page 2411, Book 8938 page 2414, Book 8938 page 2417, Book 9884 page 1694 and Book 12118 page 110.

7. Relinquishment of rights of direct access to Route 100 as set forth in instrument recorded in Book 6641 page 1064.

8. Easement(s) granted to the State of Missouri recorded in Book 6641 Page 1064.

9. An easement for the purposes here stated and incidental purposes, as disclosed by an instrument recorded in Book 15078, Page 513 For: sewers.

10. An easement for the purposes here stated and incidental purposes, as disclosed by an instrument recorded in Book 15078, Page 518 For: storm water drainage and retention.

11. Rights of parties thereto for ingress and egress, if any, over the subject property for the purpose of visitation.

SCHEDULE B - SECTION II CONTINUED

12. Any assessments for maintenance of sewer system.

sml
Assessment: $2,690.00 - 2008
County Agricultural Rate: $7.2683 - 2008
City of Wildwood: No Levy
Real Estate Taxes for the year 2008 paid in the amount of $195.53.

BOOK 3144 PAGE 43

IN WITNESS WHEREOF, We have hereto set our hands and seals at St. Louis Co. Mo. this 2nd day of June 1953.

Ralph B Rother

WITNESS: John L. Brown

Laura Alberta Rother

JLB:rg
Est. #67185

STATE OF MISSOURI, }ss.
County of St. Louis }

BE IT REMEMBERED, that on this 18 day of June, 1953, before me personally appeared John L. Brown, to me known to be the person whose name is subscribed to the foregoing instrument as a witness thereto, who being by me first duly sworn upon his oath stated that he saw Ralph B. Rother & Laura Alberta Rother, his wife, the parties named in said instrument, subscribe their names thereto upon the day of the date thereof and heard the said parties acknowledge that they executed the same as their free act and deed, and that the persons whose names are subscribed to such instrument as parties thereto, are the persons who executed the same, and that said John L. Brown subscribed his name to such instrument as a witness thereof at the time of the execution of said instrument and with the knowledge and consent of the parties executing the same.

My Commission expires Dec 7 1953

William Dellong
Notary Public.

Filed for Record Jul 7 1953 at 8:16 A.M Gerald J. Donworth Recorder

Form 190A-Rev. 9-49
U. of Mo.

EASEMENT

10565

KNOW ALL MEN BY THESE PRESENTS, that ALICE SCHNEIDER
EDITH SCHNEIDER
MILDRED SCHNEIDER

owners of a tract of land hereinafter described, for and in consideration of the sum of One and no/100- - - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, lessees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A twenty (20) foot wide strip of land being a part of Section 35, Township 45 North, Range 5 East in St. Louis County, Missouri; acquired by deed, recorded in Book 2877, page 444 of the St. Louis County, Missouri Records. The center line of said twenty (20) foot wide strip of land being described as beginning at a point in the east line of property now or formerly owned by Alvin Hasselas, acquired by deed and recorded as Parcel No. 1 in Book 2814, page 289 of the St. Louis County, Missouri Records, ten (10) feet north of the south line of the aforesaid Section 35; thence east and parallel to the south line of Section 35 to a point in the east line of the above described property, said point being ten (10) feet north of the south line of Section 35.

with the right of ingress and egress to and over the above described premises and the premises of Grantor, their successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor, their successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, We have hereto set our hand S and seal S at St. Louis County Mo. 18 day of June 1953

WITNESS: Herbert Donnelly

Alice Schneider
Edith Schneider
Mildred Schneider

RD:jb
Est. #59520

BOOK 3144 PAGE 44

STATE OF MISSOURI,
County of St. Louis } ss.

BE IT REMEMBERED, that on this 18 day of June, 1953 before me personally appeared Richard F. Donnelly, to me known to be the person whose name is subscribed to the foregoing instrument as a witness thereto, who being by me first duly sworn upon his oath stated that he saw Alice Schneider, Edith Schneider, and Mildred Schneider, the parties named in said instrument, subscribe their name s thereto upon the day of the date thereof and heard the said parties acknowledge that they executed the same as their free act and deed, and that the person s whose name s subscribed to such instrument as parties thereto are the person s who executed the same, and that said Richard Donnelly subscribed his name to such instrument as a witness thereof at the time of the execution of said instrument and with the knowledge and consent of the parties executing the same.

Witness

My Commission expires Dec 7 1953

Adrian De Young
Notary Public.

NOTARY PUBLIC STATE OF ST. LOUIS COUNTY

Filed for Record Jul 7 1953 at 8:17 A.M. Gerald J. Donworth Recorder

Form 190A-Rev. 9-49
U. of Mo.

EASEMENT

10568

KNOW ALL MEN BY THESE PRESENTS, that OSCAR SCHNEIDER and MARIAN SCHNEIDER, his wife; ALICE SCHNEIDER EDITH SCHNEIDER MILDRED SCHNEIDER owner s of a tract of land hereinafter described, for and in consideration of the sum of One and no/100 - - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, licensees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A fifteen (15) foot wide strip of land being a part of Section 2, Township 44 North, Range 3 East in St. Louis County, Missouri; acquired by deed recorded in Book 1998, page 401 of the St. Louis County, Missouri Records. The center line of said fifteen (15) foot wide strip of land being described as beginning at a point in the east line of the above described property. Said east line also being the west line of property now or formerly owned by Charles J. Eschenaier; acquired by deed recorded in Book 1501, page 151 of the St. Louis County, Missouri Records, seven and one-half (7½) feet south of the north line of the aforesaid Section 2; thence west and parallel to the north line of the aforesaid Section 2, a distance of six hundred seventy (670) feet more or less to a point being seven and one-half (7½) feet south of the north line of the aforesaid Section 2.

with the right of ingress and egress to and over the above described premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IT IS FURTHER AGREED AND UNDERSTOOD THAT NO GUYWIRES AND ANCHORS WILL BE INSTALLED ON THE ABOVE DESCRIBED EASEMENT IN A SOUTH DIRECTION

IN WITNESS WHEREOF, WE have hereto set OUR hand s and seal s at ST LOUIS COUNTY Mo this 18 day of JUNE, 1953.

WITNESS:
Richard Donnelly

Oscar Schneider
Oscar Schneider
Alice Schneider
Alice Schneider
Edith Schneider
Edith Schneider
Mildred Schneider
Mildred Schneider

Individual Signatures

RD:rg
Est. #59520

Marian Schneider
Marian Schneider

with the right of ingress and egress to and over the above described premises and the premises of Grantor, HER successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor, HER successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, I have hereto set my hand and seal at Brentwood this 8th day of September 1954

Mrs Elsie M. Sagle
Elsie M. Sagle, (Widow of Carter T. Sagle)

WITNESS: Geraldine M. Fink
Sith
[illegible] 1958

Individual Signatures

STATE OF MISSOURI, County of St. Louis } ss.

On the 8th day of September, 1954, before me personally appeared Elsie M. Sagle to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and the said Elsie M. Sagle further declared herself to be single and unmarried. and a widow

My Commission expires Feb 10, 1956

Geraldine M. Fink
Notary Public.

Single Individuals

Filed for Record Sep 29 1954 at 8:30 A. M. Gerald J. Donworth Recorder

Form 150A-Rev. 9-49
U. of Mo.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that OSCAR SCHNEIDER and MARIAN SCHNEIDER, his wife, ALICE SCHNEIDER EDITH SCHNEIDER MILDRED SCHNEIDER owner s of a tract of land hereinafter described, for and in consideration of the sum of One and no/100 - - - - - - - - - - Dollars ($ 1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant unto UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, its successors, assigns, licensees and tenants, the perpetual right and easement to construct, reconstruct, use, operate, maintain and patrol an electric or telephone line or lines, or both, consisting of poles, guys, anchors, wires, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

The east fifteen (15) feet of a tract of land being a proposed private road in that part of the southeast one-fourth (¼) of Section 35, Township 45 North, Range 3 East in St. Louis County, Missouri; acquired by deed recorded in Book 1998, page 401 of the St. Louis County, Missouri Records.

with the right of ingress and egress to and over the above described premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor s, their successors, heirs or assigns adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

IN WITNESS WHEREOF, We have hereto set our hands and seal at County of St. Louis this 24th day of August 1954

WITNESS: M. V. Schneider
Mildred Schneider

Oscar Schneider
Oscar Schneider
Marian Schneider
Marian Schneider
Alice Schneider
Alice Schneider
Edith Schneider
Edith Schneider

Individual Signatures

MS:rd
Est. #83890

has

28295

Operation 40-42

EASEMENT

KNOW ALL MEN BY THESE PRESENTS,

that ALICE SCHNEIDER, EDITH SCHNEIDER and MILDRED SCHNEIDER, their heirs, successors and assigns hereinafter referred to as Grantor, whether one or more and whether an individual, individuals, or a corporation, for and in consideration of the sum of One hundred fifty and No/100ths Dollars ($150.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto UNION ELECTRIC COMPANY, a Missouri corporation, its successors, assigns, licensees, agents, lessees, contractors, sub-contractors and tenants (hereinafter referred to as "Grantee"), the perpetual right and easement to construct, reconstruct, use, operate, maintain, add to the number of and patrol an electric or telephone and communication line or lines, or both, consisting of poles, guys, anchors, wires, cables, fixtures, and appurtenances thereto, including transformers, on, over, across, or under the following described land, to-wit:

A ten (10) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri; as described by deed recorded in Book 4795, Page 432 of the St. Louis County, Missouri, Records. The centerline of said ten (10) foot wide strip of land is further described as beginning at a point in the west line of Pond Road, (40' w), two hundred nine (209) feet south of the south right of way line of Route 100, (350' w); thence west ten (10) feet to a point.

Also, a five (5) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri, as described by deed recorded in Book 6435, Page 2006 of the St. Louis County, Missouri, Records. The south line of said five (5) foot wide strip of land is further described as being at a point in the east line of Pond Road, (40' w), twenty-six (26) feet north of the north line of the property conveyed to Thomas E. Scott and wife by deed recorded as Daily No. 53 dated September 24, 1965 of the St. Louis County, Missouri, Records; thence east five (5) feet to a point.

Also, a five (5) foot wide strip of land being part of a tract of land in Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri; as described by Parcel No. 2 of the deed recorded in Book 2607, Page 32 of the St. Louis County, Missouri, Records. The centerline of said five (5) foot wide strip of land is further described as beginning at a point in the westerly line of Pond Road, (40' w), four hundred fifty-eight (458) feet south of the north line of the above described property; thence west and parallel to said north line twenty (20) feet to a point.

with the right of ingress and egress to and over the above described premises and the premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim or cut down or cause to be trimmed or cut down at any time and from time to time, any and all brush, saplings, trees, over-hanging branches or other obstructions upon said premises and the premises of Grantor adjoining the same which may be deemed to interfere with the construction, maintenance or use of, or endanger the safety of, said line or lines; and the right to license, permit or otherwise agree to the use or occupancy of said line or lines by any other person, association or corporation for electric, telephone and communication purposes; and with the further right to remove at any time any or all of the said line or lines, and appurtenances thereto, erected upon, over or under said land by virtue hereof.

BOOK 8438 PAGE 235

Description: St Louis,MO Document-Book.Page 8438.235 Page: 1 of 3
Order: 0902694 Comment:

Grantor, for itself, its heirs, successors and assigns, does hereby warrant and covenant unto Grantee (1) that it is the owner of the above described land and has full right and authority validly to grant this easement, (2) that Grantee may quietly enjoy the premises for the purposes herein stated, and (3) that it will not create or permit any obstruction of any kind or character that will interfere with the successful operation and maintenance of said line or lines for any of the purposes aforesaid.

IN WITNESS WHEREOF, WE have hereto set our hands and seal at St Louis County this 6th day of October, 1988.

Alice Schneider
ALICE SCHNEIDER

Edith Schneider
EDITH SCHNEIDER

Mildred Schneider
MILDRED SCHNEIDER

STATE OF MISSOURI,)
) ss.
County of St Louis)

On this 6th day of October, 1988, before me personally appeared Alice Schneider, Edith Schneider, and Mildred Schneider to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and the said Alice Schneider, Edith Schneider and Mildred Schneider further declared that they are single and unmarried.

LAWRENCE E. WOOTEN
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES SEPTEMBER 18, 1992
COMMISSIONED IN THE COUNTY OF ST. LOUIS

Notary Public

LEW/dr

Esc. 26014

BOOK 8438 PAGE 236

Description: St Louis,MO Document-Book.Page 8438.235 Page: 2 of 3
Order: 0902694 Comment:

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B. J. McMahon, Jr.
Director of Revenue

7

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION COVER

_____NOTATION.
_____N.P.
_____N.P.C.
_____N. NOT CANCELLED

RECORDING FEES

DOCUMENT $ 800
STATE USER $ 300
POSTAGE & HANDLING $ _____
TOTAL $ 1100

DOCUMENT NO. 7

STATE OF MISSOURI SS
COUNTY OF ST. LOUIS
FILED FOR RECORD
89 JAN -5 AM 9:07
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By _____
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8438 PAGE 237

END OF DOCUMENT

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO
FILED

000007 JAN-5 89

Destination Code

Description: St Louis,MO Document-Book.Page 8438.235 Page: 3 of 3
Order: 0902694 Comment:

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of a tract of land being described as a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, as described in deeds recorded in Book 12 Page 116 and Book 6795 Page 432 of the St. Louis County Records.

For and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents Quit Claim unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on and across the above-described tract of land being described as a graveyard, 30 feet square, in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

235 The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 24th day of FEBRUARY, 1991.

Alice Schneider

Edith Schneider

Mildred Schneider

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

On this 24th day of FEBRUARY, 1991, before me personally appeared Alice Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

Book 8938 Page 2411

Description: St Louis,MO Document-Book.Page 8938.2411 Page: 1 of 3
Order: 0902694 Comment:

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

On this 22nd day of February, 1991, before me personally appeared Edith Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Mildred Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

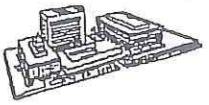
My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

BOOK 8938 PAGE 2412

Description: St Louis,MO Document-Book.Page 8938.2411 Page: 2 of 3
Order: 0902694 Comment:



DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

H.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD

1991 MAR -1 AM 10: 51

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By J. Schoenbeck
Deputy Recorder

BOOK 8938 PAGE 2413

____ N. R.
____ N. R. C.
____ N. N. C.
____ N. N. I.

END OF DOCUMENT
Do Not Remove This Page

POSTAGE $_____

RECORDING FEES

DOCUMENT $ 11.00
STATE USER $ 4.00
FAHF FUND $ 3.00

TOTAL $ 18.00

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

000235

Destination Code	Notation
P	

Description: St Louis,MO Document-Book.Page 8938.2411 Page: 3 of 3
Order: 0902694 Comment:

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of the following described tracts of land:

All that part of the following described property lying North of State Highway Route 100, bounded on the West by Lynda Jane Lane, containing 29.30 Acres, more or less: Southeast 1/4 of the Northeast 1/4 and all that portion of the Northeast 1/4 of the Southeast 1/4 lying North of Manchester Road, all in Section 3, Township 44 North, Range 3 East in St. Louis County, Missouri.

All that part of the following described property lying North of State Highway Route 100, containing 20.80 acres, more or less: A tract of land in the Southwest corner of the Southeast 1/4 of Section 35, Township 45 North, Range 3 East, containing 6 acres, more or less and Also the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East, containing 75.87 acres, more or less, EXCEPTING THEREFROM a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of said Section 2, reserved in deed recorded in Book 12, Page 116 of the St. Louis County Records.

Having acquired title to the above described tracts of land by deed recorded in Book 4795 Page 432 of the St. Louis County Records: for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations does by these presents grant, sell, convey and confirm unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenances in a twenty feet (20') wide easement on and across the above described tracts of land. Said easement twenty feet (20') wide being the first twenty feet (20') of the above described tracts of land immediately north of and adjacent to the North right-of-way line of Missouri State Route 100 as established by deed recorded in Book 6641 Page 1064 of the St Louis County Records, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

236

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

The undersigned warrants and will defend the title to said easement during its existence with the Water Company for its use and benefit against all parties whomsoever.

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 22nd day of February, 1991.

Alice Schneider

Edith Schneider

Mildred Schneider

BK8938PG2414

Description: St Louis,MO Document-Book.Page 8938.2414 Page: 1 of 3
Order: 0902694 Comment:

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

On this 22nd day of February, 1991, before me personally appeared Alice Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Edith Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

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

On this 22nd day of February, 1991, before me personally appeared Hildred Schneider, to me known to be the person described in, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and she further declared herself to be single and unmarried.

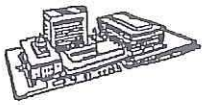
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

My commission expires 1/24/1995

Notary Public

BRADLEY T. BROWN, Notary Public
STATE OF MISSOURI, ST. LOUIS COUNTY
MY COMMISSION EXPIRES JANUARY 24, 1995

BOOK 8938 PAGE 2415



DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO. (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD
1991 MAR -1 AM 10: 52
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By [signature]
Deputy Recorder

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

BOOK 8938 PAGE 2416

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

END OF DOCUMENT
Do Not Remove This Page

POSTAGE $_____

RECORDING FEES

DOCUMENT $ 11.00
STATE USER $ 4.00
FAHF FUND $ 3.00

RECORDER OF DEEDS
ST. LOUIS COUNTY
FILED

000236 MAR -1 91

Destination Code

Notation

TOTAL $ 18.00

Description: St Louis,MO Document-Book.Page 8938.2414 Page: 3 of 3
Order: 0902694 Comment:

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Marie R. Burkhardt and Raymond Burkhardt, Jr, her husband, of the County of St Louis, and State of Missouri, owners of a tract of land being described as a graveyard, 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, as described in deeds recorded in Book 12 Page 116 and Book 6795 Page 432 of the St. Louis County Records.

For and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents Quit Claim unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on and across the above-described tract of land being described as a graveyard, 30 feet square, in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of Section 2, Township 44 North, Range 3 East in St Louis County, Missouri, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property belonging to the undersigned, for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agrees not to obstruct or interfere with the maintenance of such pipe line, and any connections to the pipeline, by erecting or causing or allowing to be erected, any building or structure on said easement.

237

Said easement is accepted by the Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property, it shall restore the same as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 25th day of Feb, 1991.

Marie R. Burkhardt
Marie R. Burkhardt

Raymond Burkhardt, Jr.
Raymond Burkhardt, Jr,

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

On this 25th day of Feb, 1991, before me personally appeared Marie R. Burkhardt and Raymond Burkhardt, Jr, her husband, to me known to be the persons described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County of St. Louis, Missouri, the day and year last above written.

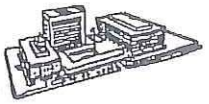
My commission expires 5/5/1994

Troy W. Fick
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES
ST. LOUIS COUNTY

Book 8938 Page 2417

Description: St Louis,MO Document-Book.Page 8938.2417 Page: 1 of 2
Order: 0902694 Comment:



DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

B.J. McMahon, Jr.
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO. (SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

STATE OF MISSOURI
COUNTY OF ST. LOUIS
FILED FOR RECORD

1991 MAR -1 AM 10: 52

RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY MO

By J. Eichenbeck
Deputy Recorder

BOOK 8938 PAGE 2418

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

END OF DOCUMENT
Do Not Remove This Page

POSTAGE $_____

RECORDING FEES

DOCUMENT $ 7.00
STATE USER $ 4.00
FARF FUND $ 3.00

RECORDER OF DEEDS
ST. LOUIS COUNTY
FILED

000237

P Destination Code

Notation

TOTAL $ 15.00

Description: St Louis,MO Document-Book.Page 8938.2417 Page: 2 of 2
Order: 0902694 Comment:

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Hildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St Louis, and State of Missouri, owners of a tract of land being the west 1/2 of the Northeast 1/4 of Section 2 Township 44 North Range 3 East, lying North of Missouri State Highway Route 100, EXCEPTING THEREFROM a graveyard 30 feet square in the Southwest corner of the North 1/2 of the West 1/2 of the Northeast 1/4 of said Section 2 reserved in deed recorded in Book 12 Page 116 of the St Louis County Records for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 N. New Ballas Road, St. Louis, MO 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents grant, sell, convey, and confirm, unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace and forever maintain its water pipes, hydrants, valves and appurtenant facilities in an easement on the strip or strips of ground described as shown hachured on the attached "Easement Plat," marked Exhibit A, which is initialed by the undersigned and made a part hereof, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

243

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property for all proper purposes connected with the installation, use, maintenance and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers.

The undersigned agree not to obstruct or interfere with the normal use or maintenance of such pipe line or lines, and any connections to the pipe line. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement.

The undersigned warrant and will defend the title to said easement during its existence with the St. Louis County Water Company for its use and benefit against all parties whomsoever.

This easement is accepted by the St. Louis County Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property the St. Louis County Water Company shall restore the ground as nearly as practicable to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this 17th day of September, 1993.

Alice Schneider

Edith Schneider

Hildred Schneider

Social Security Number

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

On this 17th day of September, 1993, before me personally appeared Alice Schneider, Edith Schneider, and Hildred Schneider, as Joint Tenants, to me known to be the persons described in, and who executed the foregoing instrument and that they severally acknowledged that they executed the same as their free act and deed and they further declared themselves to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires 2-17-95

Notary Public

GLENN L. COPELAND
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS COUNTY
MY COMMISSION EXP FEB. 19,1995

BK09884PG1694

Description: St Louis,MO Document-Book.Page 9884.1694 Page: 1 of 3
Order: 0902694 Comment:

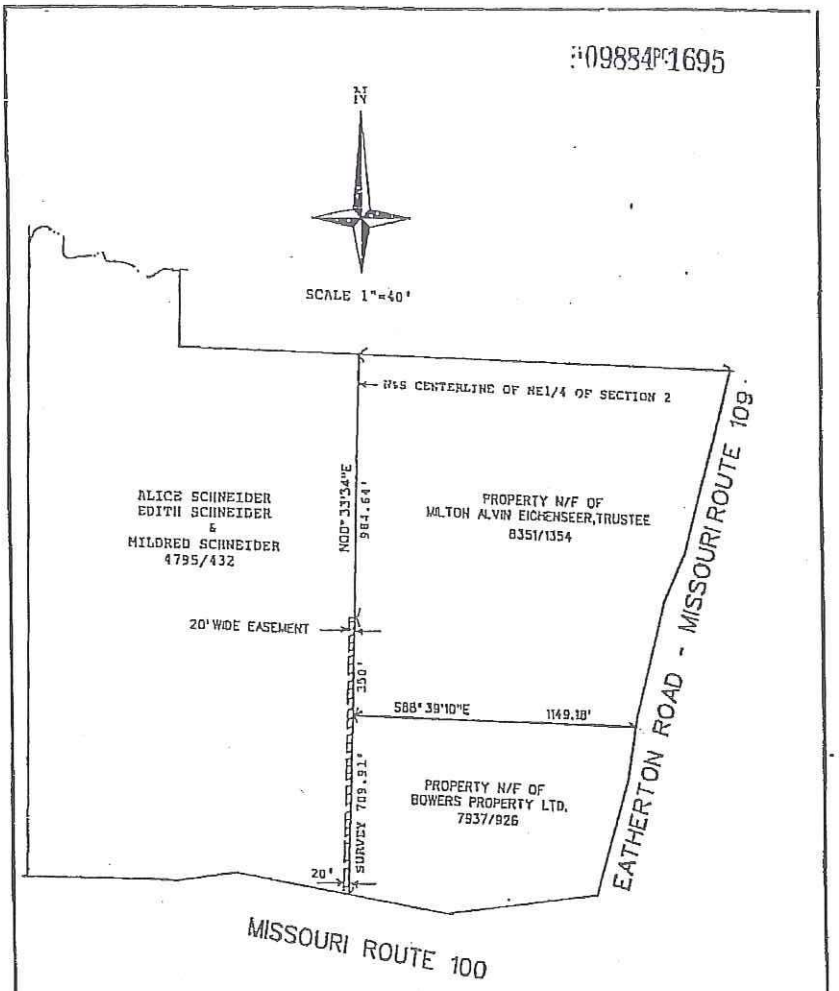
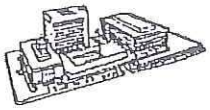


EXHIBIT "A" INITIAL_____

EASEMENT PLAT

A TRACT OF LAND BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, T.44N.,R.3E.

ST. LOUIS COUNTY , MISSOURI



DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL • CLAYTON, MO 63105

Michael D. McIver
Director of Revenue

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

DOCUMENT NO { SHOWN ON THE 1st PAGE OF INSTRUMENT, AND ALSO AT THE FOOT OF THIS PAGE.

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

I, the undersigned Recorder of Deeds for said county and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office at the time and on the day, month and year, all as same appears hereon, and is truly recorded in the book and at the pages indicated on said instrument.

In witness whereof I have hereunto set my hand and official seal on the same day, month and year stamped and shown above.

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

By D White
Deputy Recorder

____ N. P.
____ N. P. C.
____ N. N. C.
____ N. N. I.

B09884PG1696

END OF DOCUMENT
Do Not Remove This Page

POSTAGE $_____

RECORDING FEES

DOCUMENT $ 11

STATE USER $ 4.00

FAHF FUND $ 3.00

TOTAL 3 $ 18

RECORDER OF DEEDS ST. LOUIS CO. MO

P Destination Code

000243 SEP 2015

Notation

Description: St Louis,MO Document-Book.Page 9884.1694 Page: 3 of 3
Order: 0902694 Comment:

3P12118/0110

199905180025 6

DANIEL T. O'LEARY
RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL
CLAYTON, MO 63105

RECORDER OF DEEDS DOCUMENT IDENTIFICATION & CERTIFICATION SHEET

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER ALICE ETAL	ST LOUIS COUNTY WATER CO	

PROPERTY DESCRIPTION: SUR SEC T45 R3

Lien Number	Notation	Document Number	Locator
		256	

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 18 day of May 1999 at 08:55 AM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

Daniel T. O'Leary
Recorder of Deeds
St. Louis County, Missouri

J. Allen
Deputy Recorder

RECORDING FEE $21.00

(Paid at the time of Recording)

____ N.P.
____ N.P.C
____ N.N.C.
____ N.N.I.

Mail to:

Destination code:	P	Do Not Remove This Page

B-12118 P-0110/0112

Description: St Louis,MO Document-Book.Page 12118.110 Page: 1 of 3
Order: 0902694 Comment:

2

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants, and to the survivor of them and not as Tenants in Common, of the County of St. Louis, and State of Missouri, owners of a tract of land being in the West ½ of the Northeast ¼ of Section 2, Township 44 North, Range 3 East, lying north of Missouri State Highway 100, EXCEPTING THEREFROM a graveyard 30 feet square in the Southwest corner of the North ½ of the West ½ of the Northeast ¼ of said Section 2 reserved in deed recorded in Book 12 Page 116 of the St. Louis County Records, having acquired title to said tract of land by deed recorded in Book 4795 Page 432 of the St. Louis County Records: for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the St. Louis County Water Company, a Missouri corporation with offices located at 535 North New Ballas, St. Louis, Missouri, 63141, the receipt of which is hereby acknowledged, and for other good and valuable considerations does by these presents grant, sell, convey, and confirm, unto the St. Louis County Water Company, its successors and assigns, the right and easement to lay, repair, replace, and forever maintain its water pipes, hydrants, valves, and appurtenant facilities in an easement on the strip or strips of ground described as shown hatchured //// on the attached "Easement Plat," marked Exhibit A, which is initialed by the undersigned and made a part hereof, together with the right to use additional space adjacent to the above described easement as may be required during the period of construction and maintenance.

The St. Louis County Water Company, its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property, for all proper purposes connected with the installation, use, maintenance, and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers. If the water pipe to which the service line connection of the undersigned is abandoned, the service line and connection will be relocated to another water pipe as directed by St. Louis County Water Company.

The undersigned agrees not to obstruct or interfere with the normal use or maintenance of such pipeline or lines and any proper connections to the pipeline. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement, nor place fill in excess of five (5) feet on pipeline or remove overburden (cover) such that pipeline does not have three (3) feet of remaining cover.

The undersigned warrant and will defend the title to said easement during its existence with the St. Louis County Water Company for its use and benefit against all parties whomsoever.

This easement is accepted by St. Louis County Water Company with the understanding and on the condition that whenever it shall make any excavations in the above described property the St. Louis County Water Company shall restore the ground as nearly as practicable to its former condition.

IT WITNESS WHEREOF, this instrument has been executed on this 14th day of May, 1999.

Alice Schneider 486-38-8924
Alice Schneider

Edith Schneider
Edith Schneider

Mildred Schneider 486-38-9120
Mildred Schneider

486-38-9121
Social Security Number

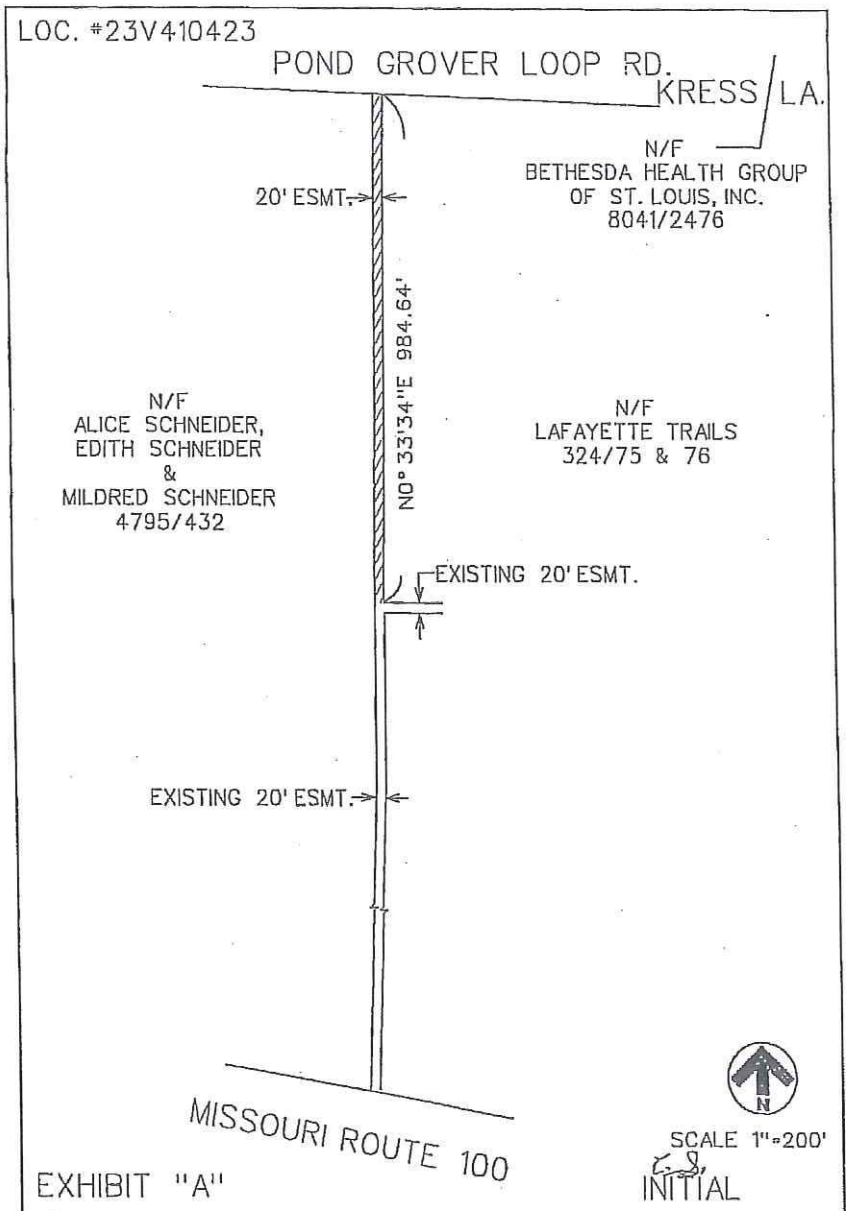
STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 14th day of May, 1999, before me personally appeared Alice Schneider, Edith Schneider, and Mildred Schneider, as Joint Tenants,to me known to be the persons described in, and who executed the foregoing instrument and that they severally acknowledged that they executed the same as their free act and deed and they further declared themselves to be single and unmarried.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires 2-19-2003

Glenn L. Copeland
Notary Public
Glenn L. Copeland



EASEMENT PLAT

ADJUSTED PARCEL A OF THE BOUNDARY ADJUSTMENT OF TWO PARCELS IN SECTION 25 AND 26 TOWNSHIP 45 NORTH, RANGE 3 EAST ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 343 PAGE 25 AND 26 OF THE ST. LOUIS COUNTY RECORDS IN ST. LOUIS COUNTY, MISSOURI

Description: St Louis,MO Document-Book.Page 12118.110 Page: 3 of 3
Order: 0902694 Comment:

State: Missouri
County: St Louis
Doc Type: Document-Book.Page
Description: 6641.1064
Status: Not Online

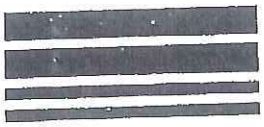
This document is not available online.

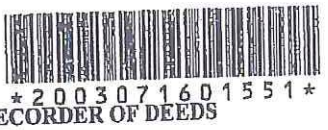
Submit an eDiscrepancy request and our Customer Service Department will attempt to fulfill your request from our media library.

If you have questions regarding this message, please contact:

Data Tree Customer Service Help Desk
1-800-708-8463

BP1507 8/0513





200307160155 1

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER DAVID G TR ETAL		WINDSOR CREST HOMEOWNERS ASSOC

PROPERTY DESCRIPTION: SEC 2 T 44 R 3

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs.** Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK and PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
1,551

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 5 pages, (this page inclusive), was filed for record in my office on the 16 day of July 2003 at 01:42 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

Deputy Recorder

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

____N.P
____N.P.C
____N.N.C.
____N.N.I.

RECORDING FEE $32.00
(Paid at the time of Recording

Mail to:

B-15078 P-0513/0517

Destination code: 21 P

BP1507 8/0514

DOCUMENT TYPE	EASEMENT
DATE OF DOCUMENT	July 14, 2003
OWNER	Mildred E. Schneider Revocable Living Trust
PROPERTY ADDRESS	2153 Highway 109 Glencoe, Missouri 63038
COUNTY LOCATOR #	23V410423
CITY OF ST. LOUIS PARCEL #	N/A
CITY/MUNICIPALITY	Wildwood
LEGAL DESCRIPTION	A tract of land being part of the SW 1/4 of the NE 1/4 of Section 2, Township 44 North, Range 3 East, Wildwood, Missouri

Description: St Louis,MO Document-Book.Page 15078.513 Page: 2 of 5
Order: 0902694 Comment:

RETENTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That DAVID SCHNEIDER, JERRY MANGOLD MARLENE MANGOLD Trustees of the Mildred E. Schneider Revocable Living Trust, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to them in hand paid by the Windsor Crest Homeowners Association, the receipt of which is hereby acknowledged, do hereby give, grant, extend and convey to the Windsor Crest Homeowners Association a retention easement for the exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground described as shown hachured on the attached "Easement Plat" marked Exhibit "A" and made a part hereof, to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easement to the State, County, City or other political subdivisions of the State.

IN WITNESS WHEREOF, the above named grantors have signed these presents this 14th day of July, 2003.

David G Schneider, co-Trustee

Marlene B. Mangold
MARLENE B. MANGOLD, co-trustee

Jerry L. Mangold
JERRY L. MANGOLD CO-TRUSTEE

Trustees of the Mildred E. Schneider Revocable Living Trust

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

On this 14th day of July, 2003, before me personally appeared DAVID SCHNEIDER, JERRY MANGOLD, MARLENE MANGOLD to me known to be the people described in and who executed the foregoing instrument as Trustees of the Mildred E. Schneider Revocable Living Trust and acknowledged that they have executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written.

My Commission Expires:_____

Notary Public

TERRY J. BROEMMELSIEK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 7, 2003

BP1507 8/0516

WINDSORCREST
OFFSITE-RETENTION
P#25334

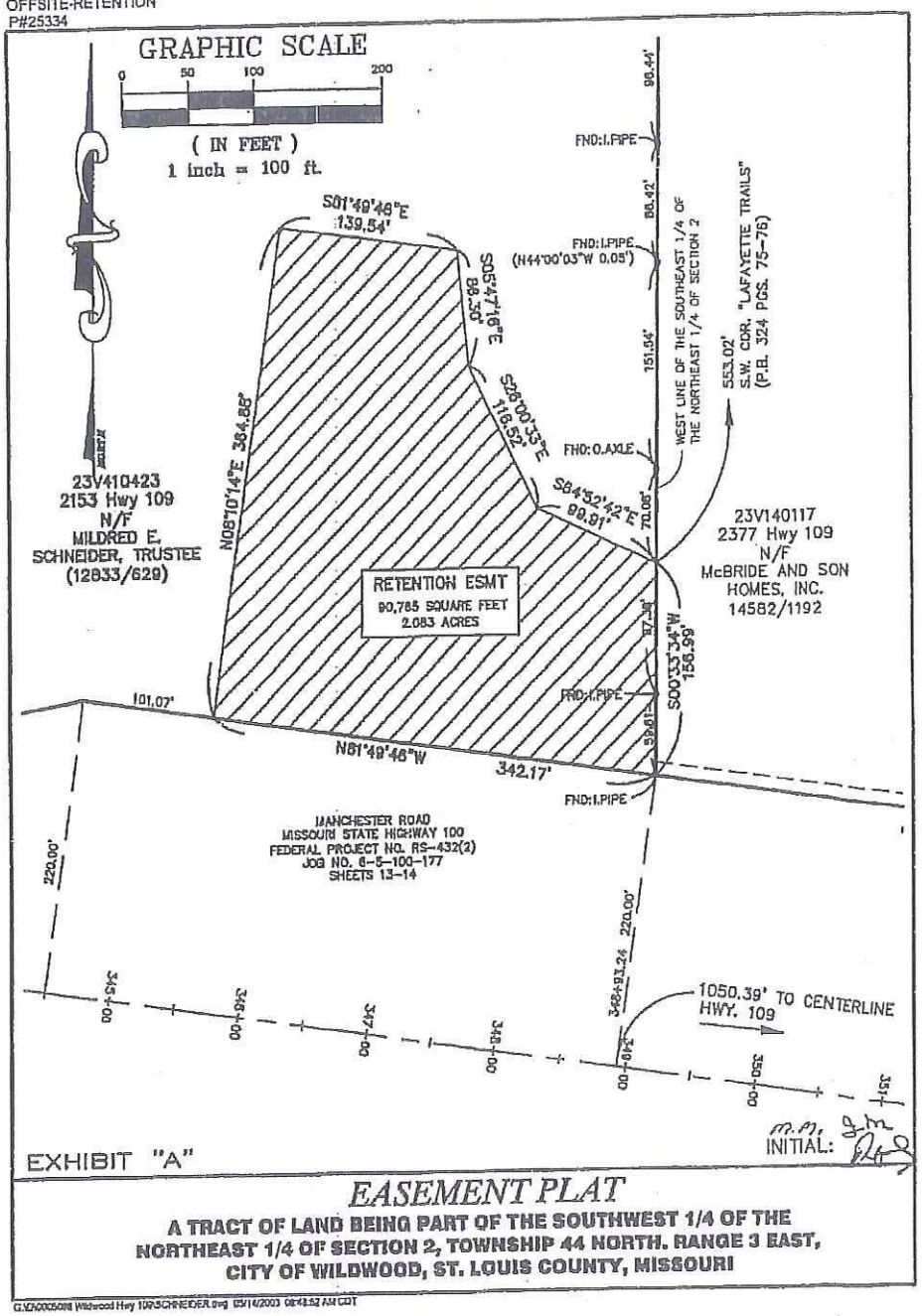


EXHIBIT "A"

EASEMENT PLAT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

G:\VA0005018 Wildwood Hwy 109\SCHNEIDER.dwg 05/14/2003 08:43:52 AM CDT

Description: St Louis,MO Document-Book.Page 15078.513 Page: 4 of 5
Order: 0902694 Comment:

BP1507 8/0517

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.5944

Order Number: 00-05-098
Date: June 16, 2003
Page 1 of 1 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (SCHNEIDER TRACT)
Description: OFFSITE RETENTION EASEMENT - REVISED 07-02-03 TJH

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MILDRED E. SCHNEIDER AS RECORDED IN DEED BOOK 12833 PAGE 629 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID HIGHWAY 100, NORTH 81°49'46" WEST A DISTANCE OF 342.17 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, NORTH 08°10'14" WEST A DISTANCE OF 364.88 FEET TO A POINT; THENCE SOUTH 81°49'46" EAST A DISTANCE OF 139.54 FEET TO A POINT; THENCE SOUTH 05°47'16" EAST A DISTANCE OF 86.30 FEET TO A POINT; THENCE SOUTH 25°00'33" EAST A DISTANCE OF 116.52 FEET TO A POINT; THENCE SOUTH 64°52'42" EAST A DISTANCE OF 99.91 FEET TO A POINT ON THE EAST LINE ON THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°33'34" WEST A DISTANCE OF 156.99 FEET TO THE POINT OF BEGINNG AND CONTAINING 90,765 SQUARE FEET (2.083 ACRES) MORE OR LESS.

Created on 4-12-2001 9:30 AM G:\D\0005098 Wildwood Hwy 109\OFFSITE-DETENTION-LEGAL(REVISED 7-2-03).doc

Description: St Louis,MO Document-Book.Page 15078.513 Page: 5 of 5
Order: 0902694 Comment:

BP15078/0518

[redacted]

200307160155 2

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	SCHNEIDER MILDRED E REVO LIVING TRUST		MCBRIDE AND SON HOMES INC

PROPERTY DESCRIPTION: SEC 2 T 44 R 3 W/O/P

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES** of the **GRANTOR** and **GRANTEE** as well as the **DESCRIPTION** of the **REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT** governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
1,552

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 13 pages, (this page inclusive), was filed for record in my office on the 16 day of July 2003 at 01:42 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

Deputy Recorder

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

RECORDING FEE $56.00
(Paid at the time of Recording

____N.P
____N.P.C
____N.N.C.
____N.N.I.

Mail to:

B-15078 P-0518/0530

Destination code: 21 "P"

Description: St Louis,MO Document-Book.Page 15078.518 Page: 1 of 13
Order: 0902694 Comment:

BP1507 8/0519

(12) WOP

TITLE OF DOCUMENT	Storm Water Drainage and Retention Easement Agreement
DATE OF DOCUMENT	July 14, 2003
GRANTORS' NAME	Mildred E. Schneider Revocable Living Trust Dated 1/17/01 2448 Pond Road Wildwood, MO 63040
GRANTEES' NAME	McBride & Son Homes, Inc. #1 McBride & Son Center Drive Chesterfield, MO 63005
LEGAL DESCRIPTION	See Exhibit A of Easement Agreement

STORM WATER DRAINAGE AND RETENTION EASEMENT AGREEMENT

THIS STORM WATER DRAINAGE AND RETENTION EASEMENT AGREEMENT ("Agreement") is made and entered into effective as of the 14th day of July, 2003 by and between MILDRED E. SCHNEIDER REVOCABLE LIVING TRUST DATED 1/17/01 ("Schneider") and MCBRIDE & SON HOMES, INC., a Missouri corporation ("Developer").

RECITALS:

A. Schneider owns that certain real property located in the City of Wildwood, St. Louis County, Missouri (the "Schneider Parcel"), as more fully described on Exhibit A, attached hereto and made a part hereof by this reference. In addition, Schneider owns a parcel of real property containing approximately thirty-five (35) acres, located in the vicinity of the Schneider Parcel and generally identified as St. Louis County Tax Parcel Number 23V120094 ("35 Acre Parcel"). The 35 Acre Parcel is located upstream or upgradient from the Schneider Parcel.

B. Developer owns that certain real property located in the City of Wildwood, St. Louis County, Missouri ("Developer Parcel"), as more fully described on Exhibit B, attached hereto and made a part hereof by this reference, which Developer intends to develop as a single family residential community.

C. The Schneider Parcel and the Developer Parcel are contiguous and adjoining to one another. A site plan (the "Site Plan") showing a portion of both the Schneider Parcel and the Developer Parcel is attached hereto as Exhibit C and made a part hereof by this reference.

D. The Developer Parcel is located upstream or upgradient from the Schneider Parcel and a portion of the storm water which falls upon the Developer Parcel flows onto, over and through the Schneider Parcel as indicated on the Site Plan. Developer wishes to construct a storm water retention and drainage system upon the Schneider Parcel ("Retention Facilities") consisting of a pond or lake ("Lake"), intake facilities ("Intake") and spillways as shown in more detail on the Site Plan.

NOW THEREFORE, in consideration of the payment of One Hundred Thousand and 00/100 Dollars ($100,000.00), to be paid no later than January 15, 2004 to Schneider, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Article 1. Easement grant

1.1 Easement. Schneider, its successors and assigns, hereby grants to Developer and the Homeowners Association, as defined herein, as a named and intended third party beneficiary, and the St. Louis Metropolitan Sewer District as a named and intended third party beneficiary (collectively, "Grantees") and to the successors and assigns of such Grantees, an exclusive, permanent easement over and upon that portion of the Schneider Parcel as may be reasonably required from time to time to: (i) construct, repair, reconstruct, replace, alter, modify, improve

Description: St Louis,MO Document-Book.Page 15078.518 Page: 3 of 13
Order: 0902694 Comment:

and maintain improvements related to stormwater systems and other utility systems on an area described or depicted on Exhibit C and reasonable working area adjacent thereto ("Easement Area"), including, without limitation, the Lake, the Intake and the Retention Facilities and any other improvements to or within the Easement Area (collectively, "Improvements"); and (ii) to use and enjoy the Easement Area and Improvements for the discharge, drainage, and retention of storm water and related purposes, which easement shall be appurtenant to the Developer Parcel. In the event Developer or the Homeowners Association shall make any alterations or improvements to the Easement Area and Improvements, the approval of Schneider shall not be required.

1.2 Mechanics Liens. Developer and its contractor and subcontractors shall save harmless Schneider from all loss, damage, liability, expense or claim, including attorneys' fees and other costs of defending against the foregoing and resulting from the assertion of any mechanic's liens to the extent arising out of the work performed by Developer on the Easement Area. Nothing herein shall prevent Developer from contesting any claim of mechanic's lien.

1.3 Compliance with Laws. Developer shall perform all construction in compliance with the building and related laws of the City of Wildwood, County of St. Louis, and State of Missouri and with all other applicable laws, ordinances, orders, rules, regulations and requirements of all federal, state, county and municipal governments and the appropriate departments, commissions and boards thereof or any other body now or hereafter performing similar functions including the Metropolitan St. Louis Sewer District.

Article 2. Developer's Additional Obligations

2.1 Homeowner's Association. Developer may incorporate a homeowners association or similar entity ("Homeowners Association") to carry out the operation of common areas, if any, on the Developer Parcel. Upon the establishment of the Homeowner's Association or any time thereafter, Developer may assign or partially assign any or all of its rights and obligations under this Agreement to the Homeowners Association and thereafter Developer shall have no further rights and obligations hereunder.

2.2 Regional Retention Basin. If Developer shall elect to construct a regional retention basin, other than the Lake ("Regional Retention Basin"), for the benefit of the Developer Parcel, the Schneider Parcel and another parcel or parcels of real property which may or may not be owned by Developer, which Regional Retention Basin shall be constructed in a location other than the Easement Area, Developer shall construct such Regional Retention Basin, in accordance with then-applicable engineering standards, with sufficient capacity to also accommodate storm water retention for the 35 Acre Parcel. Developer shall not be obligated to construct any spillways, outflows or other infrastructural improvements to direct the flow of such storm water from the 35 Acre Parcel to the Regional Retention Basin.

Article 3. Schneider Parcel Obligations

Schneider hereby covenants and agrees, for the benefit of the Developer Parcel, that, it shall not relocate, alter, modify or otherwise materially negatively modify performance of any part of the Improvements or Easement Area or use any portion of the Improvements or the

Easement Area or otherwise take any action or allow to occur any condition which will prohibit, obstruct or otherwise decrease the speed or volume of intake flow of storm water from the Developer Parcel onto the Schneider Parcel.

Article 4. Miscellaneous

4.1 Covenants to Run With the Land; No Merger. The agreements, covenants and conditions herein contained shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of Schneider and Developer. The easements granted herein on the Schneider Parcel are appurtenant to and for the benefit of the Developer Parcel or any part thereof. If Developer shall become the owner of the Schneider Parcel or any part thereof which may include the Easement Area or Improvements, this Agreement shall not merge with the deed and shall continue on in full force and effect, unless terminated in writing by Developer, its successors or assigns thereafter.

4.2 Right to Assign. Any party may assign its rights in this Agreement. In the event either Schneider or Developer shall transfer or convey all of its interest in its respective parcel to an unrelated third party or parties, including, without limitation, the Homeowners Association, such party shall be entirely freed of any liability under any and all of its obligations and covenants contained herein arising out of any act, occurrence or omission relating to this Agreement occurring after the consummation of such transfer or conveyance and assignment. Notwithstanding anything herein to the contrary, Developer, its successors and assigns may, at any time, in its sole and absolute discretion, terminate or limit the rights of any named and intended third party beneficiary hereof by written notice to such party and Developer may, but shall not be required to, record a memorandum of such termination in the records of the St. Louis County Recorder's Office, which memorandum of termination shall not require the signature of Schneider or such third party beneficiary.

4.3 Authority. Schneider covenants that it is the owner of the Schneider Parcel and that it has full power and authority to execute this Agreement. Developer covenants that it is the owner of Developer Parcel and has full power and authority to execute this Agreement.

4.4 Priority of Agreement. The easement provided for herein shall be superior to any indenture, lease, mortgage or deed of trust covering any portion of the Schneider Parcel. Schneider hereby covenants, represents and warrants to Developer that it has caused all parties with any right or interest in the Schneider Parcel or any part thereof to subordinate their respective interests to and recognize as prior and paramount the easement created herein. Notwithstanding anything in the foregoing to the contrary, Schneider shall obtain a recognition and non-disturbance agreement from any party having a prior existing deed of trust or other security interest in the Schneider Parcel on behalf of Developer and the Homeowners Association in a form acceptable to Developer, in its reasonable discretion.

4.5 Choice of Law. This Agreement shall be construed and governed according to the laws of the State of Missouri.

4.6 Attorneys' Fees and Costs. In the event suit is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover all of its reasonable costs and

Description: St Louis,MO Document-Book.Page 15078.518 Page: 5 of 13
Order: 0902694 Comment:

expenses incurred in connection therewith, including but not limited to its court costs and reasonable attorneys' fees.

4.7 Entire Agreement. This Agreement constitutes the entire agreement of the parties and may not be modified except by express written amendment by the parties hereto, which amendment shall be recorded in the St. Louis County Recorder of Deeds Office.

4.8 Force Majeure. If the performance of either party's obligation under this Agreement is prevented because of governmental action, war, riot, civil dispute, fire, unforeseeably adverse weather conditions, unforeseeable shortages in supplies, materials or labor, strike or other labor unrest, or other act of God, such party's nonperformance during such period shall be excused and the time for its performance shall be extended.

REMAINDER OF PAGE INTENTIONALLY BLANK

SIGNATURES BEGIN NEXT PAGE

Description: St Louis,MO Document-Book.Page 15078.518 Page: 6 of 13
Order: 0902694 Comment:

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year above written.

MILDRED E. SCHNEIDER REVOCABLE LIVING TRUST DATED 1/17/01

David G Schneider, Trustee

Jerry L. Mangold
JERRY L. MANGOLD Trustee

Marlene B. Mangold
MARLENE B. MANGOLD Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 14th day of July, 2003, before me personally appeared DAVID SCHNEIDER, Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 7, 2003

Description: St Louis,MO Document-Book.Page 15078.518 Page: 7 of 13
Order: 0902694 Comment:

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 14th day of July, 2003, before me personally appeared Jerry Marcoux, Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 7, 2003

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 14 day of July, 2003, before me personally appeared Marlene Marcoux Trustee of the Mildred E. Schneider Revocable Living Trust dated 1/17/01, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept 7, 2003

619447v3

Description: St Louis,MO Document-Book.Page 15078.518 Page: 8 of 13
Order: 0902694 Comment:

MCBRIDE & SON HOMES, INC.
a Missouri corporation

By: Michael D. Asay Treas.
Name: MICHAEL D. ASAY
Title: TREASURER

STATE OF MISSOURI)
) SS
COUNTY OF St. Louis)

On this 10 day of July, 2003 before me appeared MIKE ASAY, to me personally known, who, being by me duly sworn did say that he is the TREASURER of MCBRIDE & SON HOMES, INC., a Missouri corporation and that said instrument was signed in behalf of said corporation by authority of its board of directors, and that said corporation has no corporate seal and said MIKE ASAY acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Terry J. Broemmelsick
Notary Public

My term expires:

TERRY J. BROEMMELSICK
Notary Public - Notary Seal
STATE OF MISSOURI
St Louis County
My Commission Expires Sept. 7, 2003

Description: St Louis,MO Document-Book.Page 15078.518 Page: 9 of 13
Order: 0902694 Comment:

EXHIBIT "A"

BP1507 810527

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 00-05-098
Date: June 16, 2003
Page 1 of 4 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (BOWERS TRACT)
Description: SCHNEIDER PROPERTY (12833/631)

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
A TRACT OF LAND IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST, CONTAINING 4 ACRES, MORE OR LESS, AND DESCRIBED AS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 35, 9.25 CHAINS TO A STONE; THENCE NORTH TO A BRANCH WHICH RUNS WEST; THENCE DOWN SAID BRANCH TO THE WEST LINE OF THE SOUTHEAST QUARTER AND THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, LYING NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6541 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS. EXCEPTING THEREFROM A GRAVEYARD 30.00 FEET SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, RESERVED IN DEED RECORDED IN BOOK 12 PAGE 116 OF THE ST. LOUIS COUNTY RECORDS

Created on 4/12/2001 9:30 AM G:\D\0005098 Wildwood Hwy 109\SCHNEIDER-LEGAL.doc

EXHIBIT "B"

BP1507 810528

THE STERLING CO
ENGINEERS & SURVEYORS

5056 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 00-05-098
Date: September 17, 2002
Page 1 of 1 By: TJH

PROPERTY DESCRIPTION

Project: Manchester @ 109 (Bowers Tract)
Description: Property Description

A tract of land being part of the Southeast ¼ of the Northeast ¼ of Section 2, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a Stone Found for the Southwest corner of "Lafayette Trails" per the plat thereof, recorded in Plat Book 324 Pages 75-76 of the St. Louis County Records, said point also being on the West Line of the Southeast 1/4 of the Northeast 1/4 of Section 2; thence with the South Line of "Lafayette Trails", South 88°39'10" East 1149.18 feet to the Southeast corner of said "Lafayette Trails", said point also being on the Western line of Missouri State Highway 109 (width varies), said point being 115.00 feet perpendicular distance West of STA 35+73.49 of State Highway 109; thence with the said Western line of Missouri State Highway 109, South 14°12'49" West 3.49 feet to a point, said point being 115.00 feet perpendicular distance West of STA 35+70 of State Highway 109; thence South 07°30'14" West 171.17 feet to a point, said point being 95.00 feet perpendicular distance West of STA 34+00 of State Highway 109; thence South 14°12'49" West 500.00 feet to the Intersection of the said Western line of Missouri State Highway 109 and the Northern line of Missouri State Highway 100 (width varies), said point being 95.00 feet perpendicular distance west of STA 29+00 of State Highway 109 and 388.43 feet perpendicular distance North of STA 358+89.22 of State Highway 100; thence with the Northern line of said Missouri State Highway 100, South 82°13'05" West 612.82 feet to a point, said point being 220.00 feet perpendicular distance North of STA 353+00 of State Highway 100; thence North 81°49'46" West 406.76 feet to the Southeast corner of a tract of land described in a deed to Mildred E. Schneider Revocable Living Trust, per Deed Book 12833 Page 629 of the St. Louis County Records, said point being 220.00 feet perpendicular distance North of STA 349+22.64 of State Highway 100, said line also being the Western line of the Southeast 1/4 of the Northeast 1/4 of Section 2; thence with the said 1/4 –1/4 Section line being also the East line of said Schneider Tract, North 00°33'34" East 710.00 feet to the point of beginning and containing 777,422 square feet (17.8472) acres, more or less.

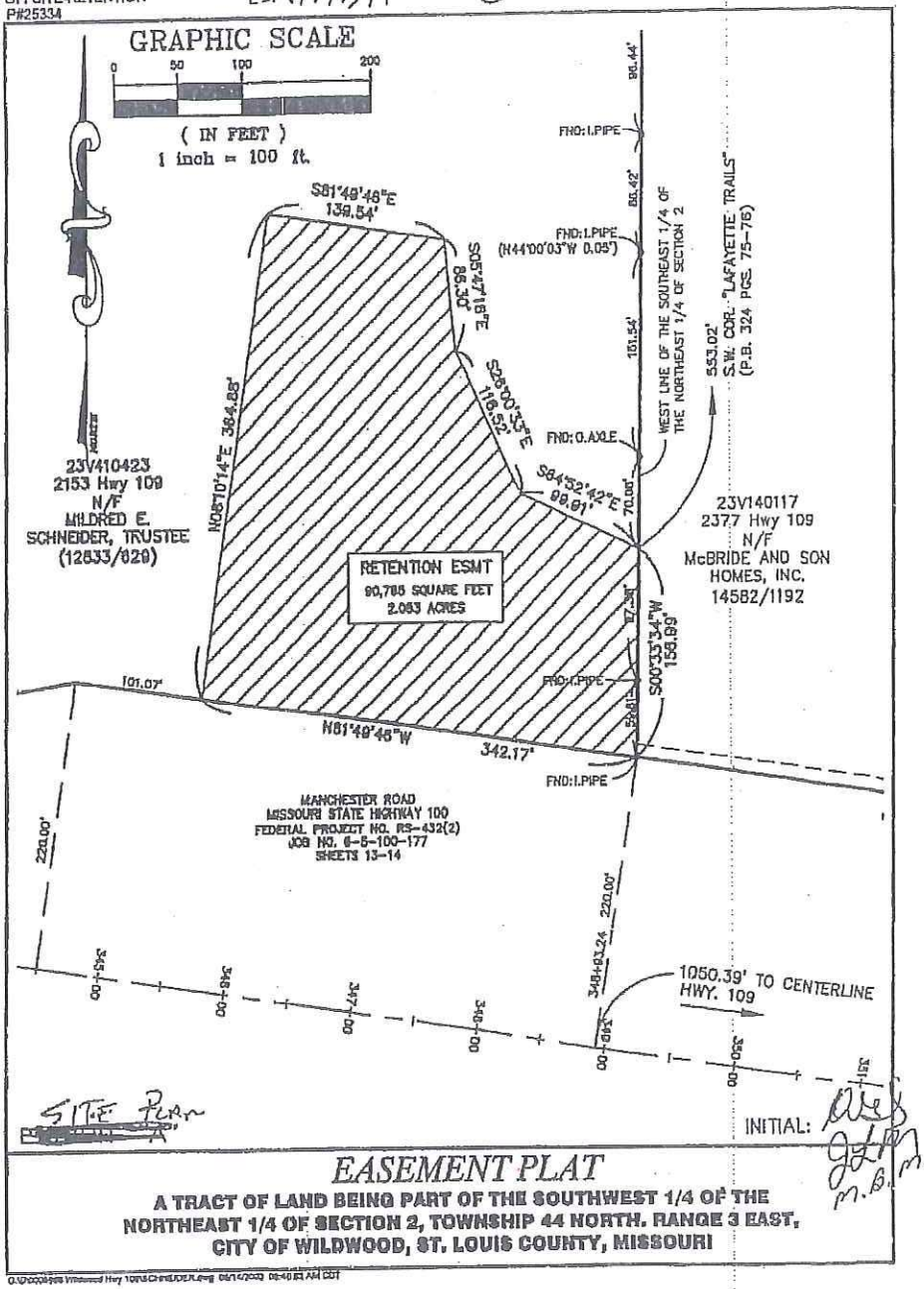
Created on 4-12-2001 9:30 AM GAD\0005098 Wildwood Hwy 109\FINAL LEGAL.doc

Description: St Louis,MO Document-Book.Page 15078.518 Page: 11 of 13
Order: 0902694 Comment:

BP15078/0529

WINDSORCREST
OFFSITE-RETENTION
P#25334

EXHIBIT C



INITIAL:

EASEMENT PLAT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI

Description: St Louis,MO Document-Book.Page 15078.518 Page: 12 of 13
Order: 0902694 Comment:

BP1507 8/0530

THE STERLING CO
ENGINEERS & SURVEYORS
5055 New Baumgartner Rd
St. Louis, Missouri 63129
Tel 314.487.0440
Fax 314.487.8944

Order Number: 00-05-098
Date: June 16, 2003
 By: DLG

PROPERTY DESCRIPTION

Project: MANCHESTER @ 109 (SCHNEIDER TRACT)
Description: OFFSITE RETENTION EASEMENT - REVISED 07-02-03 TJH

A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTH OF HIGHWAY 100 AS ESTABLISHED BY CAUSE # 338339 OF THE ST. LOUIS COUNTY CIRCUIT COURT AND DEEDED TO THE STATE OF MISSOURI BY DEED RECORDED BOOK 6641 PAGE 1064 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MILDRED E. SCHNEIDER AS RECORDED IN DEED BOOK 12833 PAGE 629 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE NORTH LINE OF SAID HIGHWAY 100, NORTH 81°49'46" WEST A DISTANCE OF 342.17 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, NORTH 08°10'14" WEST A DISTANCE OF 364.88 FEET TO A POINT; THENCE SOUTH 81°49'46" EAST A DISTANCE OF 139.54 FEET TO A POINT; THENCE SOUTH 05°47'16" EAST A DISTANCE OF 86.30 FEET TO A POINT; THENCE SOUTH 26°00'33" EAST A DISTANCE OF 116.52 FEET TO A POINT; THENCE SOUTH 64°52'42" EAST A DISTANCE OF 99.91 FEET TO A POINT ON THE EAST LINE ON THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°33'34" WEST A DISTANCE OF 156.99 FEET TO THE POINT OF BEGINNG AND CONTAINING 90,765 SQUARE FEET (2.083 ACRES) MORE OR LESS.

WDS
J.L.M
M.B.M.

Created on 4/12/2001 9:30 AM G:\D\0005098 Wildwood Hwy 109\OFFSITE-DETENTION-LEGAL(REVISED 7-2-03).doc

Description: St Louis,MO Document-Book.Page 15078.518 Page: 13 of 13
Order: 0902694 Comment:

State: Missouri
County: St Louis
Doc Type: Document-Book.Page
Description: 6641.1066
Status: Not Online

This document is not available online.

Submit an eDiscrepancy request and our Customer Service Department will attempt to fulfill your request from our media library.

If you have questions regarding this message, please contact:

Data Tree Customer Service Help Desk
1-800-708-8463

Route 100 - St. Louis County
Project F-100-1(5)

County Fee .40
State User Fee 1.00
Total 1.40

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 13th day of December, 1972,

by and between EDITH SCHNEIDER also known as EDITH B. SCHNEIDER, a single person ALICE SCHNEIDER also known as ALICE G. SCHNEIDER, a single person MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER, a single person

of the County of St. Louis, State of Missouri,

parties of the first part, and the STATE OF MISSOURI, acting by and through the STATE HIGHWAY COMMISSION OF MISSOURI, party of the second part, whose address is Jefferson City, Missouri.

WITNESSETH, That the said parties of the first part, in consideration of the sum of NINETY SIX THOUSAND AND NO/100THS ---------- Dollars ($96,000.00-----) paid by said party of the second part, the receipt of which is hereby acknowledged, do by these presents grant, bargain, and sell, convey and confirm unto the said party of the second part, its successors and assigns, the following described real estate and interests in real estate in the County of St. Louis, State of Missouri, to-wit:

Three (3) parcels of land described as follows:

Parcel #1: A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 3, and in the Southwest Quarter of the Northwest Quarter of Section 2, all in Township 44 North, Range 3 East, St. Louis County, Missouri, and described as being bounded on the West by Grantor's West property line as recorded in Book 4795 at page 432 of the St. Louis County records, said property line also being the East right-of-way line of a St. Louis County road, on the East by Grantor's East property line as recorded in said Book 4795 at page 432, said property line also being the West right-of-way line of Pond Road; on the North by a line beginning at a point 150 feet perpendicular distance North of Station 296+00 on the hereinafter described centerline of Route 100; thence extending Easterly through Grantor's said west property line to a point 180 feet perpendicular distance North of centerline Station 296+40; thence Easterly to a point 130 feet perpendicular distance North of centerline Station 303+50; thence Easterly to a point 190 feet perpendicular distance North of centerline Station 312+00; thence Easterly and parallel with said centerline to a point opposite centerline Station 321+37.60; thence extending Easterly through Grantor's said East property line to a point 170 feet perpendicular distance North of centerline Station 323+29.30; and on the South by a line beginning at a point in Grantor's said West property line, said point being 150 feet perpendicular distance South of said centerline of Route 100; thence Easterly and parallel with said centerline to a point opposite centerline Station 303+50; thence Easterly to a point 190 feet perpendicular distance South of centerline Station 306+50; thence Easterly and parallel with said centerline to a point opposite centerline Station 310+00; thence Easterly to a point 160 feet perpendicular distance South of centerline Station 312+00; thence Easterly and parallel with said centerline to a point opposite centerline Station 321+70; thence extending Easterly through Grantor's said East property line to a point 165 feet perpendicular distance South of centerline Station 324+00.

STATE OF [illegible])
COUNTY OF [illegible]) ss
FILED FOR RECORD

'73 FEB -6 AM 10: 28

Wm. E. Parker
RECORDER OF DEEDS

93

BOOK 6641 PAGE 1064

Parcel #2: A parcel of land in the South half of the Northeast Quarter of Section 2, Township 44 North, Range 3 East, St. Louis County, Missouri, and described as beginning at a point in Grantor's West property line as recorded in Book 4795 at page 432 and in Book 1998 at page 401 of the St. Louis County records, said point being 140 feet radial distance North of the hereinafter described centerline of Route 100; thence Easterly and parallel with said centerline to a point opposite centerline Station 342+00; thence Easterly to a point 220 feet perpendicular distance North of centerline Station 344+50; thence Easterly and parallel with said centerline to a point in Grantor's East property line as recorded in said Book 4795 at page 432 and in Book 1998 at page 401; thence Southerly along said East property line 195 feet, more or less, to a point in the Southwest corner of a tract of land heretofore conveyed to R. N. Bowers by deed recorded in Book 5711 at page 267 of the St. Louis County records; thence Easterly along the South property line of said Bowers tract to a point in the most Northeast corner of Grantor, said point also being in the existing West right-of-way line of Woods Avenue; thence Southerly along said existing West right-of-way line and along Grantor's East property line to a point in Grantor's most Southeast corner; thence Westerly along Grantor's South property line to its point of intersection with a line described as beginning at a point 215 feet perpendicular distance South of centerline Station 353+00, and thence extending Southeasterly to a point 300 feet perpendicular distance South of centerline Station 357+70; thence Northwesterly from said point of intersection and along said line to a point 215 feet perpendicular distance South of centerline Station 353+00; thence Westerly and parallel with said centerline to a point opposite centerline Station 344+50; thence Northwesterly to a point 125 feet perpendicular distance South of centerline Station 341+50; thence Westerly and parallel with said centerline to a point in Grantor's said West property line; thence Northerly along said West property line to the point of beginning.

Said parcels contain 39.13 acres, more or less.

Parcel #3: A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and described as being bounded on the West by Grantor's West property line as recorded in Book 4795 at page 432 of the St. Louis County records, said property line also being the East right-of-way line of a St. Louis County road; on the North and East by a line described as beginning at a point 20 feet perpendicular distance West of Station 0+00 on the hereinafter described centerline of said county road; thence extending Easterly through Grantor's said West property line to a point 20 feet perpendicular distance East of centerline Station 0+00; thence Southerly to a point 30 feet perpendicular distance East of P. C. Station 0+84.12; thence Southerly to a point 180 feet perpendicular distance North of Station 296+40 on the hereinafter described centerline of Route 100, said point being in the North line of the above described Parcel #1 for right-of-way; and on the South by said North line of the above described Parcel #1 for right-of-way, said line beginning at a point 150 feet perpendicular distance North of centerline Station 296+00, and thence extending Easterly through Grantor's said West property line to said point being 180 feet perpendicular distance North of centerline Station 296+40.

Said parcel contains 0.05 acre, more or less.

The centerlines of Route 100, a side road connection to a St. Louis County road, and Pond Road are described as follows:

Commencing at a concrete monument located in the Northwest corner of Section 2, Township 44 North, Range 3 East; thence South 1 degree 32 minutes 43 seconds West 1978.58 feet along the West line of said Section 2 to Station 309+28.95 on the centerline of Route 100; thence North 85 degrees 00 minutes 55 seconds West 2048.95 feet to centerline Station 288+80 equals Station 10+00 on the centerline of a side road connection to a St. Louis County road, being a point of ending. Also beginning at Station 309+28.95 on the centerline of Route 100, thence South 85 degrees 00 minutes 55 seconds East 1321.05 feet to centerline Station 322+50 equals Station 10+00

on the centerline of Pond Road; thence continuing, along said centerline South 85 degrees 00 minutes 55 seconds East 402.35 feet to P. C. Station 326+52.35; thence Easterly along said centerline and on the arc of a curve to the right having a radius of 17188.74 feet a distance of 1191.25 feet to P. T. Station 338+43.60; thence South 81 degrees 02 minutes 40 seconds East 2456.40 feet to centerline Station 363+00 being a point of ending. Also beginning on the centerline of Route 100 which bears North 85 degrees 00 minutes 55 seconds West at Station 288+80 equals Station 10+00 on the centerline of said side road connection; thence North 4 degrees 59 minutes 05 seconds East 125 feet to P. T. Station 8+75 on said centerline of side road connection; thence continuing Northeasterly along the centerline of said side road connection and on the arc of a curve to the right having a radius of 50 feet, a distance of 78.54 feet to P. C. Station 7+96.46; thence South 85 degrees 00 minutes 55 seconds East along said centerline a distance of 630.75 feet to P. T. Station 1+65.71; thence Northeasterly along said centerline and on the arc of a curve to the left having a radius of 50 feet, a distance of 81.59 feet to P. C. Station 0+84.12; thence North 1 degree, 29 minutes 05 seconds East along said centerline 84.12 feet to centerline Station 0+00, being the point of ending. Also beginning on the centerline of Route 100 which bears South 85 degrees 00 minutes 55 seconds East at Station 322+50 equals Station 10+00 on the centerline of Pond Road; thence South 1 degree, 19 minutes 05 seconds West along said centerline of Pond Road 400 feet to centerline Station 14+00, being a point of ending. Also beginning at Station 10+00 on the centerline of Pond Road; thence North 1 degree 19 minutes 05 seconds East along said centerline 800 feet to centerline Station 2+00 being the point of ending.

Also all abutter's rights of direct access between the highway now known as Route 100, the limits of which have been set forth in the above described Parcels 1 and 2 for right-of-way, and Grantor's abutting land in the Southeast Quarter of the Northeast Quarter of Section 3, in the Southwest Quarter of the Northwest Quarter of Section 2, and in the South half of the Northeast Quarter of Section 2, all in Township 44 North, Range 3 East; except that there is reserved and excepted to Grantors, their heirs and assigns, the usual right of direct access to said Route 100 over an entrance (either present or future) the width of which shall not exceed 36 feet and the centerline of which will intersect the North line of the above described Parcel #2 opposite centerline Station 336+50.

An easement in four (4) parcels of Grantor's land lying within the following described easement areas:

Parcel #1: An easement lying on the North side of and adjoining the North line of the above described Parcel #1 for right-of-way, having a uniform width of 30 feet and extending Easterly from opposite centerline Station 314+50 to opposite centerline Station 317+60.

Parcel #2: An easement described as beginning at a point 220 feet perpendicular distance North of centerline Station 344+70; thence Northerly to a point 270 feet perpendicular distance North of centerline Station 344+61.20; thence Easterly and parallel with said centerline to a point opposite centerline Station 345+21.20; thence Southerly to a point 220 feet perpendicular distance North of centerline Station 345+30; thence Westerly and parallel with said centerline to the point of beginning.

Parcel #3: An easement described as beginning at a point 215 feet perpendicular distance South of centerline Station 345+40; thence Southerly to a point 295 feet perpendicular distance South of centerline Station 345+54.08; thence Easterly and parallel with said centerline to a point opposite centerline Station 346+44.08; thence Northerly to a point 215 feet perpendicular distance South of centerline Station 346+30; thence Westerly and parallel with said centerline to the point of beginning.

Parcel #4: An easement lying on the South side of and adjoining the South line of the above described Parcel #2 for right-of-way, having a uniform width of 60 feet and extending Easterly from opposite centerline Station 352+25 to opposite centerline Station 353+00.

(2nd Page Warranty Deed)

Said parcels contain 0.57 acres, more or less, as the location for drainage ditches or drainage structures, and after completion of construction Grantor may fence and shall have the free and uninterrupted possession and use of said tracts, subject only to the right of the State, if it should so elect, to enter thereon from time to time for the purpose of maintaining drainage.

An easement in four (4) parcels of Grantor's land lying within the following described easement areas:

Parcel #1: An easement lying on the North side of and adjoining the North line of the above described Parcel #1 for right-of-way, having a width of 75 feet opposite centerline Station 302+50, and extending Easterly and narrowing to a width of 0.0 feet opposite centerline Station 305+00.

Parcel #2: An easement lying on the South side of and adjoining the South line of the above described Parcel #1 for right-of-way, having a width of 110 feet opposite centerline Station 303+50, and extending Easterly and narrowing to a width of 30 feet opposite centerline Station 305+00.

Parcel #3: Beginning at a point 190 feet perpendicular distance North of centerline Station 321+37.60, said point being in the North line of the above described Parcel #1 for right-of-way; thence Northerly to a point 100 feet perpendicular distance West of Station 6+00 on the above described centerline of Pond Road; thence Northeasterly to a point 20 feet perpendicular distance West of centerline Station 2+76, said point being in Grantor's North property line; thence Easterly along Grantor's North property line to a point in Grantor's East property line; thence Southerly along Grantor's East property line, said property line also being the West right-of-way line of Pond Road, to a point in said North line of the above described Parcel #1 for right-of-way; thence Westerly along said North right-of-way line to the point of beginning.

Parcel #4: Beginning at a point 160 feet perpendicular distance South of centerline Station 321+70; thence Southeasterly to a point 204 feet perpendicular distance South of centerline Station 322+13; thence Southeasterly to a point 20 feet perpendicular distance West of Station 13+00 on the above described centerline of Pond Road; thence Easterly and at right angles to said centerline to a point in Grantor's East property line, said Property line also being the West right-of-way line of said Pond Road; thence Northerly along said East property line to a point in the South line of the above described Parcel #1 for right-of-way; thence Westerly along said South right-of-way line to the point of beginning.

Said parcels contain 1.50 acres, more or less, for the extension of slopes of highway excavation or embankment and to provide room for men and equipment to work and turn on, and after completion of construction all right, title and interest of Grantee in said easement shall cease.

TO HAVE AND TO HOLD the same, with all right, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said party of the second part and unto its heirs, successors and assigns, forever; the said part us of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim ; and that they will warrant and Defend the title to said premises unto the said party of the second part, and unto its heirs, successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said part yes of the first part ha ve executed the above the day and year first above written.

x Edith B. Schneider
EDITH SCHNEIDER also known as
EDITH B. SCHNEIDER

x Alice Schneider
ALICE SCHNEIDER also known as
ALICE ~~G~~ SCHNEIDER

x Mildred E. Schneider
MILDRED SCHNEIDER also known as
MILDRED E. SCHNEIDER

STATE OF Missouri)
) SS.
County of St. Louis)

ACKNOWLEDGEMENT BY INDIVIDUALS

On this 13th day of Dec., 1972, before me personally appeared EDITH SCHNEIDER also known as EDITH B. SCHNEIDER

to me known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she executed the same as her free act and deed, and for the consideration stated therein and no other. And the said EDITH SCHNEIDER also known as EDITH B. SCHNEIDER further declared herself to be single and unmarried

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written

My term expires Dec. 13, 1974

Stacy B. Hollinger
Notary Public
Stacy B. Hollinger

STATE OF Missouri }
County of St. Louis } ss.

ACKNOWLEDGMENT BY INDIVIDUALS

On this 13th *day of* Dec., 19 72, *before me personally appeared* ALICE SCHNEIDER also known as ALICE G. SCHNEIDER

to me known to be the person described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she *executed the same as* her *free act and deed and for the consideration stated therein and no other. And the said* ALICE SCHNEIDER also known as ALICE G. SCHNEIDER *further declared* herself *to be single and unmarried.*

IN TESTIMONY WHEREOF, *I have hereunto set my hand and affixed my official seal, in the County and State aforesaid, the day and year first above written.*

My term expires Dec. 13, 19 74

Stacy B. Hollinger
Stacy B. Hollinger *Notary Public*

Mo. SHC-L&R/W-6

STATE OF Missouri)
County of St. Louis) ss.

ACKNOWLEDGMENT BY INDIVIDUALS

On this 13th *day of* Dec., *19*72, *before me personally appeared*

MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER

to me known to be the person .... described in and who executed the foregoing instrument, who, being by me duly sworn, acknowledged that she *executed the same as* her *free act and deed and for the consideration stated therein and no other. And the said* MILDRED SCHNEIDER also known as MILDRED E. SCHNEIDER *further declared* herself *to be single and unmarried.*

IN TESTIMONY WHEREOF, *I have hereunto set my hand and affixed my official seal, in the County and State aforesaid, the day and year first above written.*

My term expires Dec. 13, *19*74

Stacy B. Hollinger *Notary Public*

Stacy B. Hollinger

Mo. SHC-L&R/W-6

State of Missouri) ss
County of St. Louis)
FILED FOR RECORD
FEB 6 1973
At ..... O'clock ..... M
WM. E. FAUKE
RECORDER OF DEEDS

93

END OF DOCUMENT

BOOK 6641 PAGE 1069

OATES ASSOCIATES
Consulting Engineers

March 28, 2015

Joe Vujnich
City of Wildwood
Director of Planning and Parks
183 Plaza Drive
Wildwood, MO 63040

Re: Phase 2 - Community Park
Pond Grove Loop Road Extension – Multi-Use Path Extension

Dear Mr. Vujnich:

We propose to render professional engineering services for a design change connected with Phase 2 of the Community Park. As discussed in the field, the work involves modifying the construction plans to separate the multi-use path from the park access road for the entire roadway alignment (hereinafter called the "Project"). The plans will be presented to Gershenson Construction to solicit a bid for a potential change order to their existing construction contract.

Our Basic Services will consist of the following design tasks: revising the road and trail alignments, designing pipe culvert extensions, modifying the road and trail cross sections to balance earthwork, revising construction details, updating and issuing new construction documents, and developing a cost estimate for comparison with Gershenson's bid. Oates Associates will manage and perform all the work in this proposal.

You agree to pay us for our Basic Services and any authorized Additional Services at the hourly rates set forth on Exhibit A. Billings for Basic Services are estimated at $5,000. We will not provide any Additional Services that increases the contract amount without prior approval from the City.

This proposal and the attachments represent the entire understanding between you and Oates Associates, Inc. with respect to the Project and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of our agreement, please sign the enclosed copy of this letter in the space provided below and return it to us. This proposal will be open for acceptance until April 15, 2016, unless changed by us in writing.

Sincerely,
OATES ASSOCIATES, INC.

Tom Cissell, PE, LEED AP
Project Manager

David M. Oates, PE
Project Principal

Accepted this_____ day of _____, 2016.

By: _____

Title: _____

EXHIBIT A
HOURLY RATE SCHEDULE

Principal Engineer	205.00
Senior Professional II	175.00
Senior Professional I	155.00
Professional IV	145.00
Professional III	135.00
Professional II	120.00
Professional I	105.00
Junior Professional	85.00
Technician III	115.00
Technician II	100.00
Technician I	80.00
Technician Intern	50.00

The above hourly rates are effective as of July 1, 2015 and are subject to adjustment annually.

GENERAL CONDITIONS

TERMS
When used below, the term "we" and "our" refers to Oates Associates, Inc. and its consultants, stockholders, agents and employees. The term "you" and "your" refers to the person or entity to whom this proposal is addressed.

PAYMENT PROVISIONS
We will bill you monthly for services and reimbursable expenses. Our invoices are due and payable within 30 days of issuance. If invoices are not paid when due, we will stop work on the project until paid. In addition, a late charge of 1-1/2% per month will be assessed on invoices not paid within 30 days.

We will bill you for any direct costs we incur in the prosecution of this work. Direct costs may include subconsultants we contract to perform a portion of our scope. Reimbursable expenses will also include any out of pocket costs directly related to this project. Basis for billings of reimbursable expenses will be actual cost.

The above financial arrangements are on the basis of prompt payment of our bills and the orderly and continuous progress of the Project. We would expect to start our services promptly after receipt of your acceptance of this proposal. If there are protracted delays for reasons beyond our control, we would expect to negotiate with you an equitable adjustment of our compensation taking into consideration the impact of such delay including but not limited to changes in price indices and pay scales applicable to the period when services are in fact being rendered.

GENERAL LIABILITY AND LIMITATION THEREOF
We agree to hold you harmless and to indemnify you on account of any liability due to bodily injury or property damage arising directly out of our negligent acts, but such hold harmless and indemnity will be limited to that covered by our comprehensive general liability insurance. At your request, we will provide certificates evidencing such coverage and, if available, will purchase additional limits of liability that you may require as a separate cost item to be borne by you.

LIMITATION OF LIABILITY
You recognize that our fee includes an allowance for funding a variety of risks which are imposed on us by virtue of our involvement in and association with your project. One of these risks stems from the potential for human error. In order for you to obtain a reduction in fee by virtue of a smaller allowance for risk funding, you agree to limit our professional liability to you for any and all claims, losses, expenses, injuries or damages (including consequential damages) arising from our professional acts, errors, or omissions, such that our total aggregate liability to you shall not exceed the total compensation received by us under this agreement, or the sum of $50,000, whichever is greater. If you wish to discuss higher limits and the charges involved, you should speak with our personnel.

THIRD PARTY CLAIMS
Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either you or us. Our services under this Agreement are being performed solely for your benefit, and no other entity shall have any claim against us because of this Agreement or the performance or nonperformance of services hereunder. You agree to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

OWNERSHIP AND USE
Upon full payment of all sums due or anticipated to be due us under this Agreement and upon performance of all your obligations under this Agreement, the latest original Drawings and Specifications and the latest electronic data prepared by us for the Project shall become your property. This conveyance shall not deprive us of the right to retain electronic data or other reproducible copies of the Drawings and Specifications or the right to reuse information contained in them in the normal course of our professional activities. We shall be deemed the author of such electronic data or documents, shall retain all rights not specifically conveyed, and shall be given appropriate credit in any public display of such Drawings and Specifications. We will, however, retain ownership and possession of original recorded plats.

You will not use or authorize any other person to use the Drawings, Specifications, electronic data and other instruments of service on other projects, for additions to this Project or for completion of this Project by others so long as we are not adjudged to be in default under this Agreement. Reuse without our professional involvement will be at your sole risk and without liability to us. You agree to indemnify and hold us and our subconsultants or agents harmless from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of Drawings, Specifications, electronic data or other instruments of service.

EXHIBIT A

GENERAL CONDITIONS (continued)

TIMING OF STANDARDS

We endeavor to perform our services in accordance with standards, building codes, and ordinances in effect at the time of service using that level of care and skill ordinarily exercised by members of the profession currently practicing in the same or similar locality and under similar conditions. You understand that these standards and level of care and skill change with time and that substantially delayed use of our documents without our involvement is at your own risk.

TERMINATION, SUSPENSION OR ABANDONMENT

You recognize that if you terminate, suspend or abandon this project we will incur many costs which we would not have incurred had the project continued to completion. Therefore it is agreed that an equitable adjustment to our compensation shall include but not be limited to all reasonable costs incurred by us on account of suspension or abandonment of the Project, for preparation of documents for storage; maintaining space and equipment pending resumption; orderly demobilization of staff; maintaining employees on a less than full-time basis; terminating employment of personnel because of suspension; rehiring former employees or new employees because of resumption; reacquainting employees with the Project upon resumption; and making revisions to comply with Project requirements at the time of resumption.

DISPUTE RESOLUTION

In an effort to resolve any conflicts that arise during the design or construction of the Project or following the completion o the Project, you and we agree that all disputes between us arising out of or relating to this Agreement or the Project shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

UNFORESEEN CONDITIONS

Our services may be provided to assist you in making changes to an existing facility for which you shall furnish documentation and information upon which we may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by you, we shall not be required to perform or to have others perform destructive testing or to investigate concealed or unknown conditions.

RELIANCE ON INFORMATION

In the event documentation or information furnished by you is inaccurate or incomplete, all resulting damages, losses and expenses, including the cost of our Additional Services, shall be borne by you. You shall indemnify and hold harmless Oates Associates, Inc. our subconsultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, which arise as a result of documentation or information furnished by you.

CONSTRUCTION MEANS AND METHODS

Performance of our services does not imply liability by us for Contractor means, methods, techniques, sequences or procedures of construction selected by Contractor or safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor furnishing and performing their work. Accordingly we can neither guarantee the performance of the construction contracts by Contractor nor assume responsibility for Contractor failure to furnish and perform work in accordance with Contract Documents.

JOBSITE SAFETY

Insofar as jobsite safety is concerned, we are responsible solely for our own and our employees' activities on the jobsite, but this shall not be construed to relieve you or any construction contractors from their responsibilities for maintaining a safe jobsite. Neither our professional activities nor the presence of our employees and subconsultants, shall be construed to imply we have any responsibility for methods of work performance supervision, sequencing of construction, or safety in, on, or about the jobsite. You agree that the general contractor is solely responsible for jobsite safety, and you warrant that this intent shall be made evident in your agreement with the general contractor. You also warrant we shall be made an additional insured under the general contractor's general liability insurance policy.

HAZARDOUS MATERIALS

As used in this Agreement, the term "hazardous materials" shall mean any substances, including but not limited to asbestos, toxic or hazardous waste, PCBs, combustible gasses and materials, petroleum or radioactive materials (as each of these is defined in applicable federal statures) or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.

You and we acknowledge that our scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event that we or any other party encounter any hazardous materials, or should it become known to us that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of our services, we may, at our option and without liability for consequential or any other damages, suspend performance of our services under this Agreement until you retain appropriate consultants or contractors to identify and abate or remove the hazardous materials and warrant that the jobsite is in full compliance with laws and regulations regarding such materials.

ALTA/ACSM LAND TITLE SURVEY
FOR THE CITY OF WILDWOOD, MISSOURI
A TRACT IN SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST &
SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST
St Louis County, Missouri

SITE LOCATOR MAP (Not to Scale)

BOUNDARY DESCRIPTION

A tract of land being part of the South half of the Southwest Quarter of the Southeast Quarter of Section 35, Township 45 North Range 3 East and part of the West half of the Northeast Quarter of Section 2, Township 44 North, Range 3 East, St. Louis County Missouri, and being described as follows:

Beginning at a Found Stone marking the Northwest corner of Windsor Crest, a subdivision filed for Record in Plat Book 352 page 102 of the St. Louis County Land Records; thence South 01 degrees 21 minutes 15 seconds West along the West line of said subdivision a distance of 710.00 feet to a point on the North Right of Way Line of Highway 100 as established by Cause Number 338339 of the St. Louis County Circuit Court; thence leaving the said West line North 81 degrees 02 minutes 05 seconds West along the North line of said Right of Way (variable width) a distance of 443.24 feet to a point; thence South 78 degrees 58 minutes 21 seconds West a distance of 234.09 feet to a point; thence North 81 degrees 01 minutes 44 seconds West a distance of 356.41 feet to a Point of Curve; thence along a Curve to the Left having a Radius of 17,328.74 feet an Arch Length of 295.64 feet, the Chord Bearing and Distance being North 81 degrees 31 minutes 25 seconds West 295.60 feet to a point on the North South Quarter Line; thence leaving said North line North 01 degrees 29 minutes 37 seconds East along said Quarter Line a distance of 451.28 feet to a point; thence leaving said Quarter Line South 88 degrees 30 minutes 23 seconds East a distance of 30.00 feet to a point; thence North 01 degrees 29 minutes 37 seconds East a distance of 30.00 feet to a point; thence North 88 degrees 30 minutes 23 seconds West a distance of 30.00 feet to the North South Quarter Line as previously mentioned; thence North 01 degrees 29 minutes 37 seconds East a distance of 1,510.14 feet to a Stone found on the North line of Township 44 North; thence leaving said Quarter Line, North 87 degrees 35 minutes 11 seconds West along the North Line of said Township a distance of 21.15 feet to a Found Iron Pipe marking the Southeast corner of Adjusted Lot 9 of Portland Cove Plat 3 as filed for Record in Plat Book 330 page 091 of the aforesaid Land Records; thence leaving said Township line North 01 degrees 04 minutes 15 seconds West along the East line of said Lot 9 a distance of 391.82 feet to a point, said point being in the South line of Portland Cove Plat 2 as filed for Record in Plat Book 308 page 074; thence leaving the East line of said Lot 9, North 74 degrees 35 minutes 58 seconds East along the South line of said Plat 2, a distance of 45.91 feet to a point; thence South 58 degrees 31 minutes 41 seconds East a distance of 61.29 feet; thence South 64 degrees 51 minutes 54 seconds East a distance of 55.39 feet; thence South 32 degrees 50 minutes 05 seconds West a distance of 61.03 feet; thence North 84 degrees 45 minutes 46 seconds East a distance of 101.72 feet; thence North 70 degrees 20 minutes 57 seconds East a distance of 62.32 feet; thence South 01 degrees 50 minutes 12 seconds West a distance of 37.00 feet; thence South 77 degrees 09 minutes 36 seconds East a distance of 127.34 feet; thence South 57 degrees 05 minutes 57 seconds East a distance of 80.78 feet; thence North 76 degrees 44 minutes 22 seconds East a distance of 97.22 feet; thence North 85 degrees 49 minutes 16 seconds East a distance of 48.78 feet; thence South 01 degrees 04 minutes 15 seconds West a distance of 269.83 feet to a point on the North line of said Township 44 North; thence leaving said Portland Cove Plat 2 as previously mentioned South 87 degrees 35 minutes 11 seconds East a distance of 720.57 feet to the Northwest corner of Lafayette Trails a subdivision filed for record in Plat Book 324 page 075 of the previously mentioned Land Records; thence leaving said North Township Line South 01 degrees 21 minutes 07 seconds West along the West line of said Lafayette Trails a distance of 1,349.60 feet to the Southwest corner thereof and being the point of beginning, said parcel containing 65.45 acres more or less.

Subject to Easements Restrictions and Covenants of Record If any.

The Parcel as described in this Boundary Description is the same land described in a Quit Claim Deed filed in Deed Book 12833 Pages 0629 through 0631 from Mildred Schneider to the Mildred Schneider Revocable Living Trust, and being shown on a survey prepared by Heideman|Associates Inc. dated 05-05-2009

LEGEND

Sidewalk	Index Contour	Spot Elevation	Railroad
Building	Intermediate Contour	Single Tree	Paved Road
Foundation	Depression Contour	Located Object	Unpaved Road
Fence	Guard Rail	Catch Basin	Trail
Wall	Swamp Symbol	Manhole	Pipe line
Tree Line	Control Point	Pole	Driveway
Stream		Sign	Traffic Signal
Brush/Shrub Line		Fire Hydrant	Electric Box
		Light Pole	
		Inlet Symbol	

NOTE: DASHED CONTOURS MAY BE UNRELIABLE.

PLAY HOUSE ENCROACHMENT

Easement according to Old Republic Title Company of St Louis, Inc., File No. 0902694, dated March 2, 2009
Schedule B, Section II, Special Exceptions
Item #
5) Easement to Union Electric
Bk 3144 pg 43, unplatable as described
Bk 3144 pg 44, as shown
Bk 3319 pg 399, as shown
Bk 8438 pg 235, Esmt 1, does not apply
Esmt 2, does not apply
Esmt 3, does not apply
6) Easement to St Louis County Water Company
Bk 8938 pg 2411, blanket easement, applies to graveyard, does not apply to our parcels
Bk 8938 pg 2414, as shown
Bk 8938 pg 2417, blanket easement, applies to graveyard, does not apply to our parcels
Bk 9884 pg 1694, as shown
Bk 12118 pg 110, as shown
7) Relinquishment of direct access to Route 100
Bk 6641 pg 1064, as shown
8) Easement to State of Missouri
Bk 6641 pg 1064, Esmt 1 Parcel 1, does not apply
Esmt 1 Parcel 2, as shown
Esmt 1 Parcel 3, does not apply
Esmt 1 Parcel 4, does not apply
Esmt 2, Parcel 1, does not apply
Esmt 2, Parcel 2, does not apply
Esmt 3, Parcel 3, does not apply
Esmt 4, Parcel 3, does not apply
9) Easement for sewers – Bk 15078 pg 513, as shown
10) Easement for storm water drainage and retention
Bk 15078 pg 518, agreement, as shown on Ex A
11) Ingress and egress, no document listed

SURVEYORS NOTES:

1) Basis of Bearings Grid North "The Missouri Coordinate System of 1983 East Zone".

2) Flood Insurance Rate Map 29189C0235H, dated August 2, 1995 Property located in Flood Zone "X" – Areas determined to be outside 500-year floodplain.

3) The 30' by 30' Graveyard as shown on the West Property line is mentioned in a deed filed for record in book 12 page 116 and being executed on the sixth day of April, 1880 and is described as being situated in "the Southwest Corner of said described land".

A search of this area produced no evidence of a grave yard in the form of head stones, foot stones, walls, fences, plantings.

The knowledge of and location established for this Grave Site has been reported as defined in 20 CSR 2065-2.040

SCALE: 1"=100'
0 50' 100' 150' 200'

TO: The City of Wildwood, Missouri and Old Republic Land Title Insurance Company, Inc.

This is to certify that this plat and the survey of which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 8, 10, 11a and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The undersigned further certifies that this survey was made on the ground; that the information, courses, angles and distances shown hereon meet the accuracy standards adopted by ALTA and NSPS in effect on the date of this certification; that there are no buildings, structures or other improvements except as shown on the Premises; that the survey shows all streets, easements, rights-of-way and utility lines as noted in the Title Commitment provided; and that, except as shown, there are no (a) easements or rights-of-way across the Premises; (b) encroachments on adjoining premises or streets of any of said buildings, structures or improvements, or (c) encroachments upon the Premises by any buildings, structure or other improvements situated on any adjoining premises; and physical evidence of boundary lines on all sides of the Premises is as stated on the survey.

I hereby certify that this survey has been made using a Title Policy prepared by Old Republic Title Company of St. Louis, Inc and being File No 0902694 with an effective date of March 9, 2009 and being Revised March 17th, 2009 that there are no encroachments other than those shown, and that the survey is correct to the best of my knowledge and belief.

I hereby certify that the Premises shown hereon lies within flood hazard zone "X" according to the Flood Insurance Rate Map 29189C0235H dated August 2, 1995, to the best of my knowledge and belief.

Date: MAY 6TH 2009

STATE OF MISSOURI MARK MINKEY... NUMBER LS-2437 REGISTERED LAND SURVEYOR

R.L.S. 2437

HEIDEMAN | ASSOCIATES, INC.
Consulting Civil, Surveying Electrical Mechanical Engineers
13545 Barrett Parkway Drive
Suite 200
St. Louis, Missouri 63021
Phone: 314-822-2217
Fax: 314-822-7858

ALTA/ACSM LAND TITLE SURVEY
FOR THE CITY OF WILDWOOD, MISSOURI
A TRACT IN SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST &
SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST
St Louis County, Missouri

REVISIONS	
DATE	DESCRIPTION

DATE 05/05/09
CHECKED BY MWW DRAWN BY MAG
SHEET NO. 1
JOB NO. 09292

"LAFAYETTE TRAILS"

A TRACT OF LAND IN SECTIONS 1 AND 2
T. 44 N. - R. 3 E.
ST. LOUIS COUNTY, MISSOURI
A PLANNED ENVIRONMENT UNIT
ZONED R-2 AND R-3
ORD. NO. 16,633

POND - GROVER LOOP ROAD
S88° 21'27"E 1260.25'

PROPERTY OF J. H. B. PROPERTIES, INC. AS CERTIFIED TO IN CENTURY TITLE & GUARANTY CO. RECORD INFORMATION CERTIFICATE • C154748, SEPT. 8,1993

PROPERTY N/F OF BETHESDA HEALTH GROUP OF ST. LOUIS, INC. 8041/2478

T. 45 N. - R. 3 E. | T. 44 N. - R. 3 E.

SECTION 35 | SECTION 36 | SECTION 1

PROPERTY N/F OF ELMER C. MAYER ET AL 6556/2489

PROPERTY N/F OF CELESTE C. & ELMER C. MAYER 9844/575

PROPERTY N/F OF J.H.B. PROPERTIES, INC. 9844/577

PROPERTY N/F OF ALICE SCHNEIDER, ET AL 4785/432-PARCEL 4

PROPERTY N/F OF BOWERS PROPERTY LTD. 7937/926 - Parcel 3

LE FORET COURT (50' W.)

LAFAYETTE TRAILS DRIVE (50' W.)

LAFAYETTE TRAILS COURT (50' W.)

SENTIER DRIVE (50' W.)

LA PIERRE DR. (50' W.)

COMMON GROUND & EASEMENT 50,789 SF

COMMON GROUND & ESMT. 5,913 SF

COMMON GROUND & EASEMENT 8021 SF

COMMON GROUND & EASEMENT 5,021 SF

R-2 | R-3

N00° 33'34"E 1349.65' (NW 1/4 OF THE NE 1/4 OF SECTION 2)

S00° 26'14"W 235.00' (SECTION 2 / SECTION 1)

S6° 2'4'2.5"E 69.72' S00° 26'14"W

S28° 36'31"E 149.79'

S76° 09'11"E 20.00' (TEST LINE PROPERTY CONVEYED TO THE STATE OF MISSOURI)

S13° 50'49"W 173.47'

S24° 26'26"W 221.40'

S14° 12'49"W 443.80' COMMON GROUND & EASEMENT 50,981 SF

EATHERTON ROAD - MISSOURI STATE HWY. 109 - (WIDTH VARIES)

N88° 39'10"W 1149.18'

AREA 1 | AREA 2

NE1/4 OF THE NE1/4 OF SECTION 2
SE1/4 OF THE NE1/4 OF SECTION 2

Found Iron Rod | Found Iron Pipe | Set Iron Pipe | Found R/W Marker | Found Stone Fence Cor. | Fence Cor. | Found R/W Marker (N88° 46'E 0.68')

Direct Access To Eatherton Road - Mo. Route 109 Between Sta. 41+22 & 41+58 6646/477

NOTES:

1. The bearing system was adopted from a survey by Volz Engineering & Surveying, Inc., Order Number 88-2936 dated August 5, 1992.
2. Property referenced from Stewart Title Guaranty Company, Commitment No. C1515189 dated November 22, 1992, C1520862 dated December 27, 1992 and Century Title Guaranty Company Record Information Certificate No. C154748 dated September 8, 1993.
3. The temporary easement granted to the State of Missouri as recorded in Deed Book 6646, Page 447 is no longer in effect.
4. Property subject to an easement to Union Electric Company, as recorded in Deed Book 2561, Page 261. This easement is a "blanket" easement and cannot be plotted.

TYPICAL LOT.

NOTE:
Above-ground exits in excess of three (3) feet above-grade shall not open onto side yards of less than ten (10) feet or rear yards of less than twenty-five (25) feet as measured from the property line, in no case shall an elevated deck structure encroach on the minimum side or rear yard setbacks of the underlying zoning district.

N

15' REAR YARD | 45 | 6' SIDE YARD | 7,500 Min. 18,500 Max. | BLDG. LINE | 30' | 80' | 20' | 50' R/W CONCRETE

50 0 50 100 150
Scale in Feet
1" - 50'

This Plat Contains 39.245 Acres

Legend:
▲ - Permanent Monument
• - Iron Pipe

Locator Numbers:
23V42-0053
23V42-0042 PL

BENCHMARK
11-104 735.19 - Spike in power pole; 150' east of the centerline of Highway 109 and 50' south of the intersection of Highway 109 and Eatherton Road.

Richard W. Norvell, President
Land Survey Division
No. Reg. L.S. 1437

SHEET 2 OF 2

VOLZ ENGINEERING AND SURVEYING, INC.
ELBRING SURVEYING COMPANY A SUBSIDIARY
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
10849 INDIAN HEAD IND'L. BLVD.
ST. LOUIS, MISSOURI 63132
PHONE 314-426-6212
84269

"LAFAYETTE TRAILS"

F.A.P RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		ST. LOUIS	19	1
POND GROVER LOOP ROAD	MISSOURI			

WILDWOOD COMMUNITY PARK - PHASE 2

(POND GROVER LOOP ROAD EXTENSION)

WILDWOOD, MO
ST. LOUIS COUNTY

LEGEND

EX	NEW		EX	NEW	
		SIGN (TRAFFIC)			ELECTRIC BOX
		SIGN (ADVERTISEMENT)			MAILBOX
		TELEPHONE / POWER POLE			CLEANOUT
		LIGHT POLE			AREA INLET
		ANCHOR POLE			CATCH BASIN
		GUY WIRE			CURB INLET
		FIRE HYDRANT			MANHOLE
GV	GV	GAS VALVE			TRAFFIC SIGNAL BOX
WV	WV	WATER VALVE			TRAFFIC SIGNAL
EM	EM	ELECTRIC METER			HANDHOLE
GM	GM	GAS METER			CONTROL POINT
		TELEPHONE BOX			BENCHMARK

LINETYPES

EX		NEW
W	WATER LINE	W
G	GAS LINE	G
T	TELEPHONE LINE	T
OE	OVERHEAD ELECTRIC LINE	OE
E	ELECTRIC LINE	E
FO	FIBER OPTIC LINE	FO
	STORM SEWER	
	SANITARY SEWER (GRAVITY)	
FM	SANITARY SEWER (FORCE MAIN)	FM
x	FENCE LINE	x
	TREE LINE	
	LIMITS OF CONST	

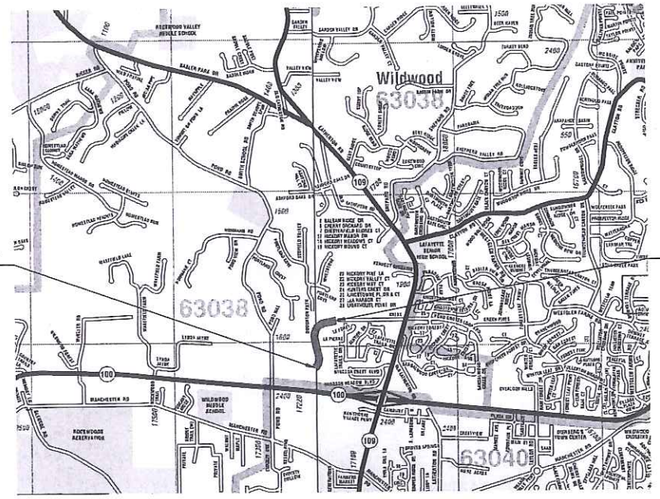
SCALE IN FEET

PLAN	1" = 20'
PROFILE HORIZ	1" = 20'
PROFILE VERT	1" = 5'
CROSS SECTION HORIZ	1" = 10'
CROSS SECTION VERT	1" = 5'

0 100' 200' 300' — 1"= 100'
0 10' 20' 30' — 1"= 10'
0 50' 100' — 1"= 50'
0 50' 100' — 1"= 40'
0 50' 100' — 1"= 30'
0 50' 100' — 1"= 20'

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

MISSOURI ONE CALL SYSTEM
1-800-344-7483 (DIG-RITE)
OR 811



LOCATION MAP

SCALE 1" = 2,000'

LENGTH OF PROJECT = 1,880 FEET (0.356 MILES)

INDEX OF SHEETS

SHEET NO.	ITEM
1	COVER SHEET
2	GENERAL NOTES, ABBREVIATIONS & COMMITMENTS
3	TYPICAL SECTIONS
4	REMOVAL AND EROSION CONTROL SHEET
5 - 8	PLAN & PROFILE SHEETS
9 - 12	CONSTRUCTION DETAILS
13 - 19	CROSS SECTIONS

AGENCY RESPONSIBLE FOR LETTING

APPROVED _____ _____
City of Wildwood, Director of Planning and Parks — Date

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MO 63040
Phone: 636.458.0440
Email: joe@cityofwildwood.com

3/16/2016 - RELEASED FOR CONSTRUCTION

_____ DATE: _____
THOMAS LEE CISSELL
MO P.E. NO. 2002016635
EXPIRES 12/31/2016

OATES ASSOCIATES
Engineering + Architecture

COLLINSVILLE
100 Lanter Court, Suite 1
Collinsville, IL 62234
tel 618.345.2200

BELLEVILLE
20 E. Main Street
Belleville, IL 62220
tel 618.416.4688

ST. LOUIS
720 Olive, Suite 700
St. Louis, MO 63101
tel 314.588.8381

www.oatesassociates.com

MISSOURI DESIGN FIRM LICENSE NO.: 001166

EXPIRES: 04/30/2017

12045.005

GENERAL NOTES

UTILITIES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED TO BE APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. MISSOURI LAW REQUIRES A MINIMUM 48-HOUR NOTICE TO ALL UTILITY COMPANIES BEFORE DIGGING. FIELD LOCATIONS OF UNDERGROUND FACILITIES MAY BE OBTAINED BY CALLING THE ONE-CALL SYSTEM IN MISSOURI AT 1-800-344-7483 AND PROVIDING 48 HOURS ADVANCE NOTICE. NON-J.U.L.I.E MEMBERS MUST BE NOTIFIED INDIVIDUALLY. AGENCIES KNOWN TO HAVE FACILITIES WITHIN THE PROJECT LIMITS ARE LISTED BELOW.

2. ANY FACILITIES OR APPURTENANCES WHICH ARE THE PROPERTY OF ANY PUBLIC UTILITY LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED OR ADJUSTED BY THEIR RESPECTIVE OWNERS. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE OWNERS OF ANY SUCH FACILITY IN THEIR REMOVAL AND REARRANGEMENT OPERATIONS IN ORDER THAT THESE OPERATIONS AND THE CONSTRUCTION OF THIS PROJECT MAY PROGRESS IN A REASONABLE MANNER. ALL ROADSIDE OBJECTS (UTILITY POLES, FIRE HYDRANTS, SIGNS, ETC.) SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 1.5 FEET CLEARANCE, MEASURED FROM THE FACE OF CURB TO THE NEAR EDGE OF THE OBJECT.

3. THE FOLLOWING UTILITY COMPANIES MAY HAVE FACILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION WHICH MAY REQUIRE ADJUSTMENT, RELOCATION OR REMOVAL. ALL ARE MEMBERS OF MISSOURI ONE CALL, UNLESS NOTED OTHERWISE.

METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST .LOUIS, MO. 63103
314-768-6200

MISSOURI-AMERICAN WATER COMPANY
727 CRAIG ROAD
ST. LOUIS, MO. 63141
314-996-2396

LACLEDE GAS COMPANY
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

CHARTER COMMUNICATIONS
#815 CHARTER COMMONS
MANCHESTER, MO. 63017
636-220-2174

AT&T
402 NORTH THIRD STREET
ST. CHARLES, MO. 63301
606-949-1313

AMEREN UE
12121 DORSETT ROAD
MARYLAND HEIGHTS, MO. 63043
P.O. BOX 66149, MC 657
314-344-9504

THIS UTILITY INFORMATION REPRESENTS THE BEST INFORMATION AVAILABLE TO THE LOCAL AGENCY AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR HAS TAKEN THE FOREGOING INTO CONSIDERATION IN PREPARING HIS/HER BID, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ANY DELAYS OR INCONVENIENCE CAUSED BY SAME.

4. PRIOR TO TREE REMOVAL, THE CONTRACTOR SHALL POTHOLE THE EXISTING WATER MAIN LOCATED AT STATION 31+55 TO CHECK DEPTH. THIS INFORMATION SHALL BE RELAYED TO THE ENGINEER TO DETERMINE IF THE WATER MAIN WILL NEED TO BE RELOCATED. THE CONTRACTOR SHALL COOPERATE WITH THE MISSOURI AMERICAN WATER MAIN RELOCATION OPERATION AND FACTOR INTO THE SEQUENCE OF CONSTRUCTION OPERATIONS. THE COST OF POTHOLING AND COOPERATION SHALL BE INCLUDED IN THE COST OF THE PROJECT.

GENERAL CONSTRUCTION

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION.

6. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION PLANS AND THE RIGHT OF WAY PLANS, THE RIGHT OF WAY PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING RIGHT OF WAY AND EASEMENTS. THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE IN MATTERS CONCERNING CONSTRUCTION ITEMS.

7. THE CONTRACTOR SHALL STAGE ALL WORK IN SUCH A WAY AS TO MAINTAIN INGRESS AND EGRESS TO ALL ABUTTING PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL CONFINE ALL OPERATIONS TO THE CONSTRUCTION LIMITS LINE SHOWN ON THE PLANS. ANY AREA DISTURBED BEYOND THESE LIMITS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

9. THE CONTRACTOR SHALL FERTILIZE, SEED AND MULCH OR SOD AS SHOWN ON PLANS ALL EARTH SURFACES DISTURBED BY CONSTRUCTION. FERTILIZER, SEEDING AND MULCH OR SOD WITHIN THE CONSTRUCTION LIMITS WILL BE PAID FOR AS PROVIDED IN THE CONTRACT. FERTILIZER, SEEDING AND MULCH OUTSIDE THESE LIMITS WILL NOT BE MEASURED FOR PAYMENT.

10. WHERE TREE REMOVAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CUT THE TREE OFF AT THE GROUND LINE AND GRIND THE STUMP AS DIRECTED BY THE ENGINEER. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE.

11. ALL EXISTING ROADWAY FEATURES INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB, SIDEWALK, DRIVEWAY PAVEMENT, CULVERTS, HEADWALLS, RIPRAP, FENCING, RETAINING WALLS, WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR UNLESS NOTED OTHERWISE ON THE PLANS. ALL FEATURES WHICH ARE TO BE REMOVED AND FOR WHICH THERE IS NO SPECIFIC CALLOUT, WILL NOT BE MEASURED SEPARATELY FOR PAYMENT AND THE COST OF THIS REMOVAL WORK SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT LUMP SUM PRICE FOR THE VARIOUS REMOVAL ITEMS INCLUDED IN THE CONTRACT.

12. ALL TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED AND ERECTED AT TEMPORARY LOCATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. AS SOON AS CONSTRUCTION OPERATIONS WILL ALLOW, ALL SIGNS SHALL BE PERMANENTLY RELOCATED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.

13. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED BY THE GENERAL CONTRACTOR AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY THE ENGINEER. THE COST TO REMOVE AND REPLACE UNSUITABLE MATERIAL WILL BE CONSIDERED AN UNFORSEEN CONDITION AND WILL BE PAID FOR AS AN AGREED PRICE OR ON A TIME AND MATERIAL BASIS.

14. FULL DEPTH SAW CUTTING ON ALL EDGES FOR REMOVAL ITEMS SHALL BE INCLUDED IN THE COST FOR REMOVAL OF IMPROVEMENTS.

15. PROVIDE THE NECESSARY SIGNS AND BARRICADES WHILE WORKING THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING PLACING BARRICADES AT THE PROJECT ENTRANCE TO PREVENT PUBLIC ENTRY. ALL MATERIAL PILES, EQUIPMENT, OPEN EXCAVATIONS OR THEIR OBSTRUCTIONS OR HAZARDS TO MOTORISTS OR PEDESTRIANS SHALL BE ENCLOSED BY FENCES OR PROTECTED BY BARRICADES.

PAVING

16. THE CONTRACTOR SHALL NOTE THE LOCATION OF ALL MANHOLE AND VALVE COVER FRAMES AND LIDS LOCATED WITHIN RESURFACING LIMITS. APPROPRIATE CARE SHALL BE TAKEN TO PROTECT THESE ITEMS DURING MILLING OPERATIONS.

DRAINAGE

17. CULVERT INVERTS SHOWN ON THE PLANS HAVE BEEN CALCULATED TO THE END OF THE FLARED END. THE STORM SEWER SLOPES SHOWN ON THE PLANS ARE THE PERCENT GRADE FROM CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS SHOWN ON THE PLANS IS THE DISTANCE FROM CENTER TO CENTER OF STRUCTURE.

18. ALL DRAINAGE STRUCTURES CONSTRUCTED, ADJUSTED OR RECONSTRUCTED UNDER THE CONTRACT, SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY AND AT THE TIME OF FINAL INSPECTION. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT FOR THE VARIOUS DRAINAGE STRUCTURE ITEMS INCLUDED.

PAVEMENT MARKING

19. THE PAVEMENT MARKING LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE. PROPOSED CHEVRONS AND SOLID CENTERLINE STRIPING SHALL BE ADJUSTED AS DIRECTED BY THE ENGINEER, IF NECESSARY, TO MATCH FIELD CONDITIONS.

APPROXIMATE SYMBOLS & ABBREVIATIONS

20. THE FOLLOWING SYMBOLS AND ABBREVIATIONS ARE USED THROUGHOUT THE PLANS:

AD	ALGEBRAIC DIFFERENCE IN GRADE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BO	BY OTHERS (USED IN CONJUNCTION WITH TBA & TBR)
CONSTR	CONSTRUCTION
CP	CONTROL POINT
ESMT	EASEMENT
ELEV	ELEVATION
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
FES	FLARED END SECTION
K	LENGTH OF VERTICAL CURVE PER PERCENT GRADE DIFFERENCE
ME	MATCH EXISTING
N/F	NOW OR FORMERLY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TUP	TEMPORARY USE PERMIT
TBA	TO BE ADJUSTED
TBRL	TO BE RELOCATED
TYP	TYPICAL
W	WIDTH

COMMITMENTS

NONE AT THIS TIME

FILE NAME = 12045.005_DETAILS.DWG

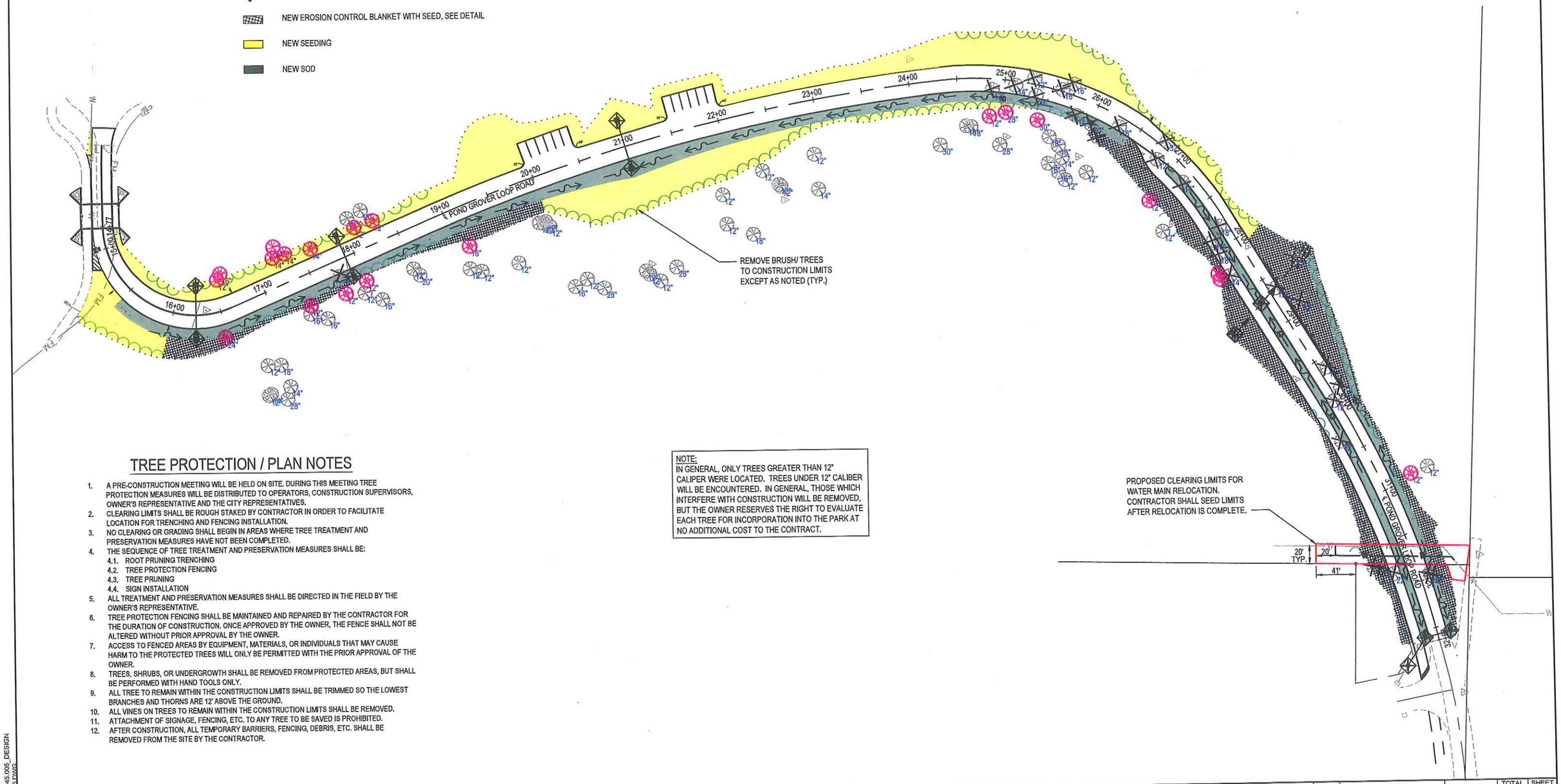
OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY	WILDWOOD COMMUNITY PARK - PHASE 2 GENERAL NOTES, ABBREVIATIONS, & COMMITMENTS	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		DRAWN - ___	3/16/2016			___	-_-___-_-	ST. LOUIS	19	2
	PLOT SCALE = 1' = 1'	CHECKED - ___								
	PLOT DATE = 2016-03-16	DATE -			SCALE: SHEET NO. 1 OF 1 SHEETS STA. _____ TO STA. _____		MISSOURI			

REMOVAL AND EROSION CONTROL LEGEND

- EXISTING TREE, TO BE PROTECTED
- EXISTING TREE, TO BE REMOVED
- PROPOSED TREE / BRUSH LINE
- NEW PERIMETER EROSION BARRIER, SEE DETAIL
- NEW PIPE PROTECTION, SEE DETAIL
- NEW EROSION CONTROL BLANKET WITH SEED, SEE DETAIL
- NEW SEEDING
- NEW SOD

N

SCALE: 1" = 50'



TREE PROTECTION / PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE. DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVE AND THE CITY REPRESENTATIVES.
2. CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
   - 4.1. ROOT PRUNING TRENCHING
   - 4.2. TREE PROTECTION FENCING
   - 4.3. TREE PRUNING
   - 4.4. SIGN INSTALLATION
5. ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. ONCE APPROVED BY THE OWNER, THE FENCE SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE OWNER.
7. ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO THE PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE OWNER.
8. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS, BUT SHALL BE PERFORMED WITH HAND TOOLS ONLY.
9. ALL TREE TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE TRIMMED SO THE LOWEST BRANCHES AND THORNS ARE 12' ABOVE THE GROUND.
10. ALL VINES ON TREES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED.
11. ATTACHMENT OF SIGNAGE, FENCING, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
12. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

NOTE:
IN GENERAL, ONLY TREES GREATER THAN 12" CALIPER WERE LOCATED. TREES UNDER 12" CALIBER WILL BE ENCOUNTERED. IN GENERAL, THOSE WHICH INTERFERE WITH CONSTRUCTION WILL BE REMOVED, BUT THE OWNER RESERVES THE RIGHT TO EVALUATE EACH TREE FOR INCORPORATION INTO THE PARK AT NO ADDITIONAL COST TO THE CONTRACT.

FILE NAME = 12045.005_DESIGN 10.6.DWG

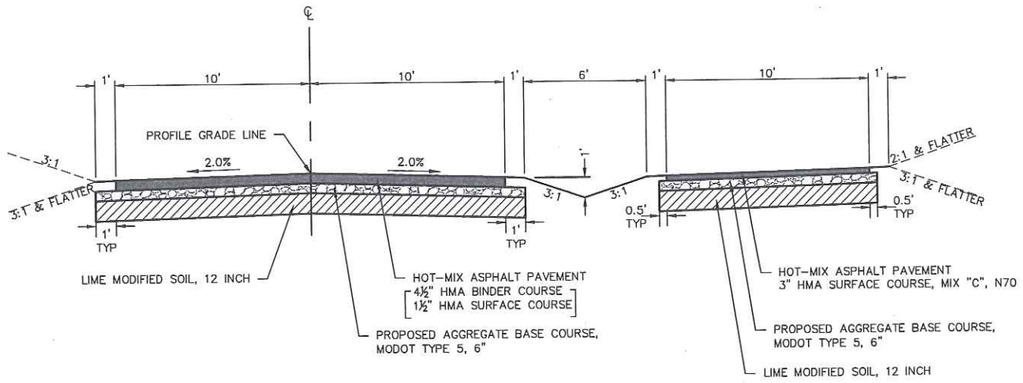
OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
MISSOURI DESIGN FIRM LICENSE NO.: 001166		DRAWN - ___	3/16/2016
	PLOT SCALE = 1' = 1'	CHECKED - ___	
	PLOT DATE = ___	DATE -	

The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
REMOVAL AND EROSION CONTROL SHEET

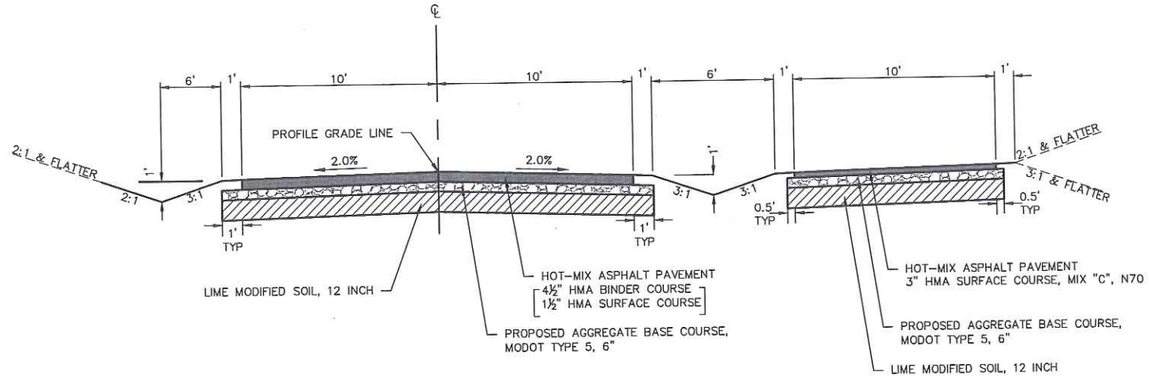
SCALE: | SHEET NO. 1 OF 1 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	-_-_-_-_-	ST. LOUIS	19	4
		MISSOURI		



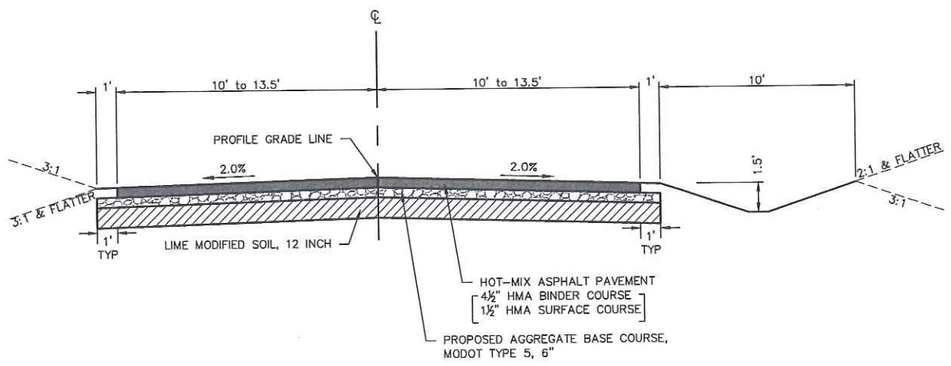
PROPOSED POND GROVER LOOP ROAD

STA. 26+50 TO STA. 30+50
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 30+50 TO STA. 32+63
NO SCALE



PROPOSED POND GROVER LOOP ROAD

STA. 14+77 TO STA. 26+50
NO SCALE

CURVE TABLE

POND GROVER LOOP ROAD							
CURVE #	P.I. STA.	Δ	T	R	L	P.C. STA.	P.T. STA.
PGLR 1	16+17.09	111°42'52"	140.09'	95'	185.23'	14+77.00	16+62.23
PGLR 2	21+58.24	17°44'33"	280.94'	1800'	557.39'	18+77.30	24+34.68
PGLR 3	26+24.60	64°40'15"	189.91'	300'	338.62'	24+34.68	27+73.30
PGLR 4	31+23.29	16°48'27"	141.09'	955'	280.15'	29+83.22	32+63.37

FILE NAME: TYPICALS.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
	DRAWN - ___	3/16/2017
PLOT SCALE = 1' = 1'	CHECKED - ___	
PLOT DATE = 2016-03-16	DATE - ___	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
TYPICAL SECTIONS

SCALE: | SHEET NO. 1 OF 1 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	___-___-___	ST. LOUIS	19	3
		MISSOURI		

PLAN SHEET LEGEND

- NEW HMA ROADWAY
- MILL AND OVERLAY
- CONSTRUCTION LIMITS

WATER VALVE, TO BE ADJUSTED

WHITE CHEVRON PAINT MARKINGS, SEE DETAIL

EX CULVERT, DND

GRADE AREA TO SATISFACTION OF THE OWNER TO MATCH FIELD CONDITIONS

SPEED LIMIT 15 — NEW SPEED LIMIT SIGN (R2-1) 18"x24", STA 15+40, SEE DETAIL

NEW BICYCLE SIGN (W11-1) 24"x24" AND SHARE THE ROAD SIGN (W16-1P) 18"x24" STA 26+50, SEE DETAIL ALT BID G-1

SHARE THE ROAD

NEW 4" DOUBLE YELLOW PAINT PAVEMENT MARKING

NEW FLARED END SECTION WITH 5'x5' MSD - 5 ROCK BLANKET +23.7, 22.8' RT, INV 684.44

MATCHLINE STA. 14+77

EX. BIKE PATH, DND

TRANSITION 20' WIDE PAVEMENT TO 27' WIDE BETWEEN STA 14+77 TO STA 16+62.23

CURVE PGLR 1

NEW FLARED END SECTION WITH 5'X5' MSD - 5 ROCK BLANKET +23.5, 29' LT, INV 684.19

REMOVE AND RESET EXISTING 30" 33 LF RCP @ 0.50% WITH 6 LF OF 30" RCP ADDED TO ONE END

NEW SPEED LIMIT SIGN (R2-1) 18"x24", STA 16+68,SEE DETAIL

SPEED LIMIT 15

NEW FLARED END SECTION WITH 5'X5' MSD - 5 ROCK BLANKET +90, 21.50 LT, INV 683.86

REMOVE AND RESET EXISTING 15" 30 LF RCP @ 1.00%

CONSTR. LIMITS

SEE CROSS SECTIONS, GRADE SWALE TO DRAIN TO CULVERTS

NEW FLARED END SECTION WITH 5'X5' MSD - 5 ROCK BLANKET +90, 20.5 RT, INV 684.30

CONSTR. LIMITS

MATCHLINE STA. 19+75

℄ POND GROVER LOOP ROAD

CP #302

BEGIN PROJECT STA 13+76.00

SAVE LANDSCAPING ROCKS RESET IN SIMILAR PATTERN

EX. BIKE PATH, DND

MATCHLINE STA. 14+77

EXTEND GATE TO OUTSIDE OF NEW PAVEMENT, SEE GATE DETAILS

MILL EXISTING 15' WIDE PARK ROADWAY (ZERO TO 3") DEEP TO REMOVE THE SUPER ELEVATION SLOPE. WIDEN TO THE SOUTH SIDE OF THE ROADWAY. CROWN THE ROAD IN THE CENTER TO HAVE (2) 10'-WIDE LANES SLOPED AT 2% IN BOTH DIRECTIONS.

N

0 20' 40'

GRAPHIC SCALE 1"=20'

PLAN — SURVEYED, PLOTTED, ALIGNMENT CHECKED, R.O.W. NOTED, CADD FILE NAME, NOTE BOOK, NO., BY, DATE

PROFILE — SURVEYED, PLOTTED, GRADES CHECKED, B.M. NOTED, STRUCTURE NO/ATN'S CHKD, NOTE BOOK, NO., BY, DATE

GRADE BREAK STA = 14+77.00
ELEV = 689.92

BEGIN PROJECT STA 14+77 MATCH EX

EX GROUND LINE

PR PROFILE GRADE LINE

PR CULVERT

-0.50%

PVI STA = 19+50.00
PVI ELEV = 686.96
A.D. = -0.40%
K = 251.45
100' VC

BVCS 19+00.00
BVCE: 687.20

1.55%

STA. 19+50
ELEV. 684.42

SPECIAL DITCH RIGHT

15+00	16+00	17+00	18+00	19+00
676.7 / 683.30	684.4 / 683.20	685.7 / 689.10	687.2 / 689.00	687.2 / 688.90
687.2 / 688.80	688.5 / 688.70	685.4 / 688.60	688.9 / 688.50	690.0 / 688.40
690.1 / 688.30	689.9 / 688.20	689.8 / 688.10	689.9 / 688.00	689.8 / 687.90
685.0 / 687.80	686.3 / 687.70	689.2 / 687.60	690.6 / 687.50	690.9 / 687.40
690.9 / 687.30	691.2 / 687.20	692.1 / 687.10	691.8 / 686.97	691.0 / 686.83

CP #302 - REBAR
STA. 19+17, 21.93' RT
ELEV: 694.32'
N: 1003111.26 E: 778186.993

FILE NAME = 12045.005_DESIGN 10.6 CURRENT1.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME =	TYLER HUFFMAN	DESIGNED -	RELEASED FOR CONSTRUCTION
		DRAWN -	3/16/2016
PLOT SCALE =	1' = 1'	CHECKED -	
PLOT DATE =	2016-03-16	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

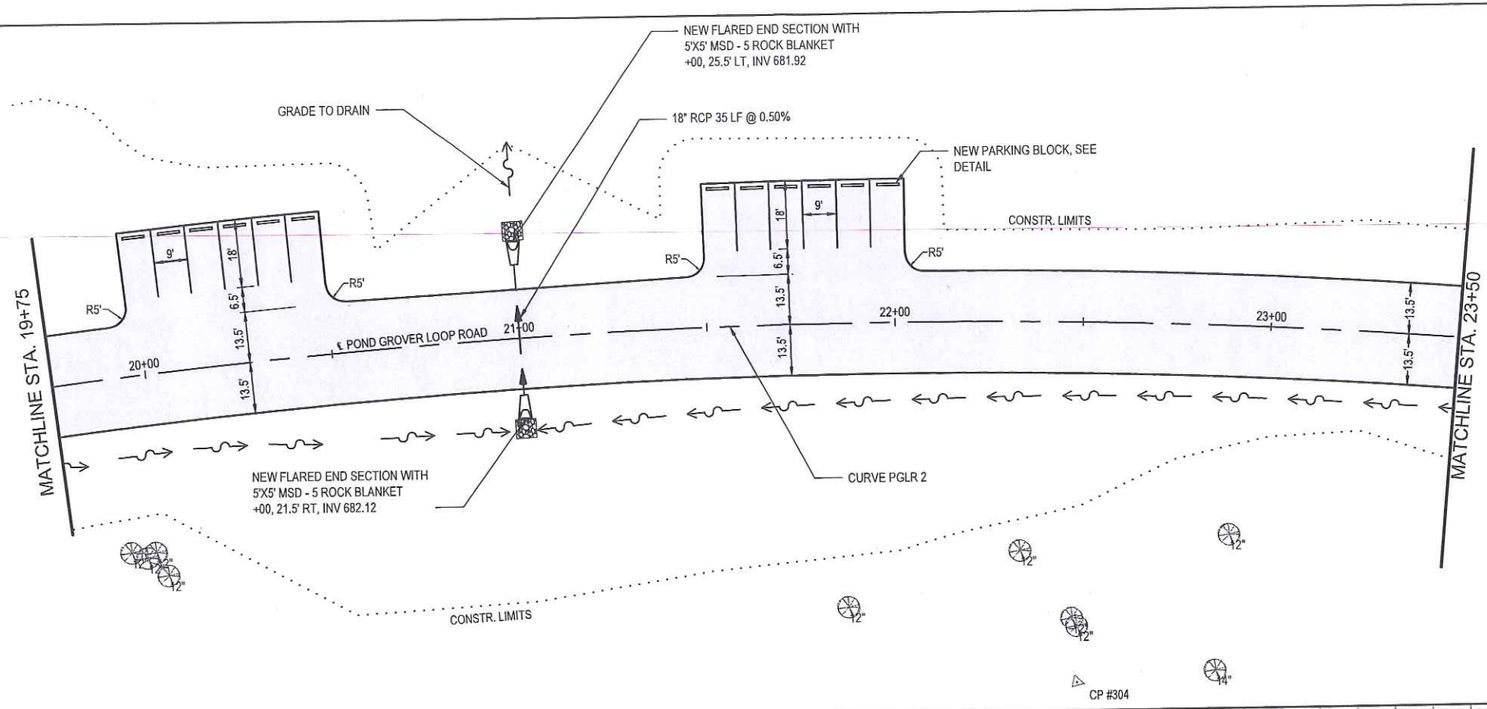
SCALE: | SHEET NO. 1 OF 4 SHEETS | STA. 14+77 TO STA. 19+75

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - - -	ST. LOUIS	19	5
		MISSOURI		

PLAN SHEET LEGEND

NEW HMA ROADWAY

CONSTRUCTION LIMITS



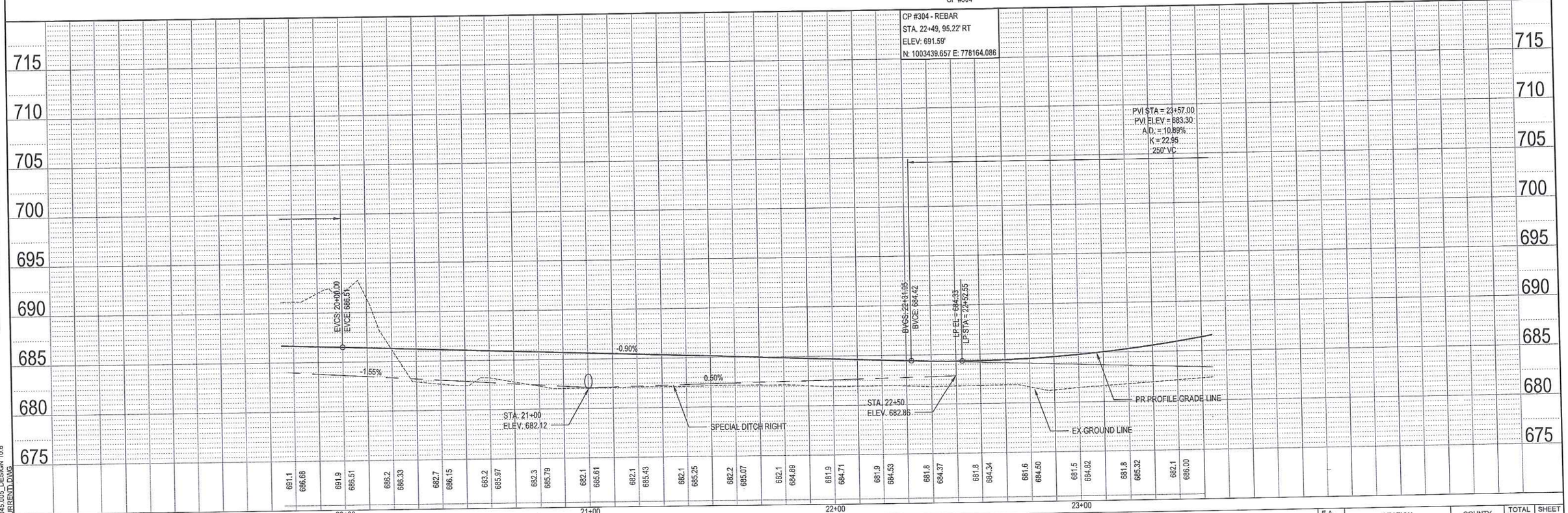
N

0 20' 40'

GRAPHIC SCALE
1"=20'

PLAN
NOTE BOOK
NO.
SURVEYED
PLOTTED
ALIGNMENT CHECKED
PROFILE CHECKED
B.M. NOTED
STRUCTURE NOTATNS CHKD
CADD FILE NAME
BY
DATE

CP #304 - REBAR
STA. 22+49, 95.22' RT
ELEV: 691.59'
N: 1003439.657 E: 778164.086



PROFILE
NOTE BOOK
NO.
SURVEYED
PLOTTED
ALIGNMENT CHECKED
PROFILE CHECKED
B.M. NOTED
STRUCTURE NOTATNS CHKD
BY
DATE

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
		DRAWN - ___	3/16/2016
MISSOURI DESIGN FIRM LICENSE NO.: 001166	PLOT SCALE = 1' = 1'	CHECKED - ___	
	PLOT DATE = 2016-03-16	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

PLAN & PROFILE SHEETS

SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. 19+75 TO STA. 23+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	-_-_-_-_-_	ST. LOUIS	19	6
		MISSOURI		

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME =	TYLER HUFFMAN	DESIGNED -	—	RELEASED FOR CONSTRUCTION
		DRAWN -	—	3/16/2016
PLOT SCALE =	1' = 1'	CHECKED -	—	
PLOT DATE =	2016-03-16	DATE -		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
PLAN & PROFILE SHEETS

SCALE: | SHEET NO. 3 OF 4 SHEETS | STA. 23+50 TO STA. 28+00

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	_-_ _-_	ST. LOUIS	19	7
MISSOURI				

PLAN	SURVEYED / PLOTTED / ALIGNMENT CHECKED / RT. OF WAY CHECKED / CADD FILE NAME	BY	DATE
NOTE BOOK NO.___			

PROFILE	SURVEYED / PLOTTED / GRADES CHECKED / B.M. NOTED / STRUCTURE NOTATNS CH'KD	BY	DATE
NOTE BOOK NO.___			

FILE NAME = 12045.005_DESIGN 10.6 (CURRENT).DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

USER NAME =	TYLER HUFFMAN	DESIGNED -	___
		DRAWN -	___
PLOT SCALE =	1' = 1'	CHECKED -	___
PLOT DATE =	2016-03-16	DATE -	

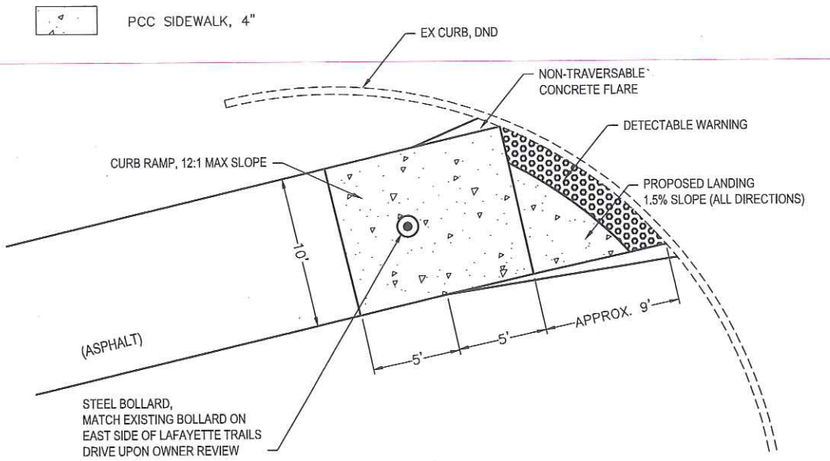
RELEASED FOR CONSTRUCTION
3/16/2016

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
PLAN & PROFILE SHEETS

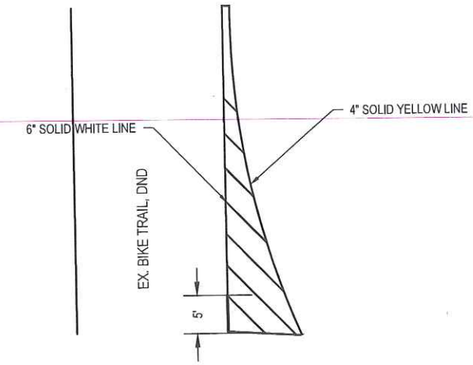
SCALE: | SHEET NO. 4 OF 4 SHEETS | STA. 28+00 TO STA. 32+63

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	_-___-_-_	ST. LOUIS	19	8
	MISSOURI			

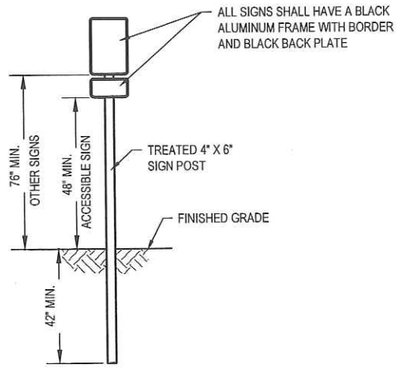


CURB RAMP DETAIL
(NOT TO SCALE)

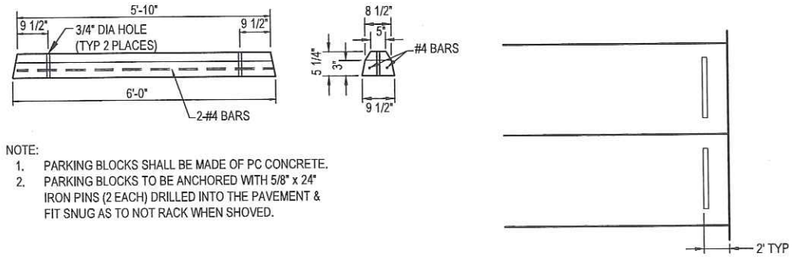
LAFAYETTE TRAILS DRIVE



WHITE HATCHING MARKINGS DETAIL
(NOT TO SCALE)

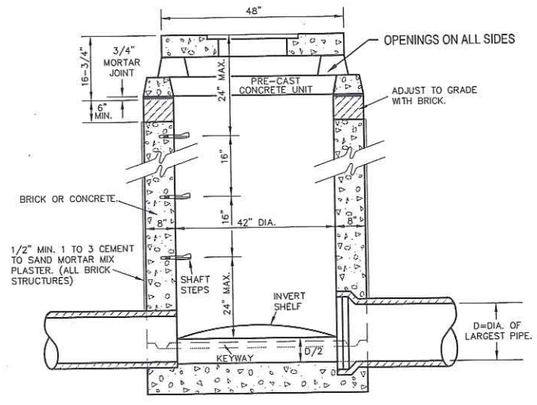


SIGN DETAIL
(NOT TO SCALE)



NOTE:
1. PARKING BLOCKS SHALL BE MADE OF PC CONCRETE.
2. PARKING BLOCKS TO BE ANCHORED WITH 5/8" x 24" IRON PINS (2 EACH) DRILLED INTO THE PAVEMENT & FIT SNUG AS TO NOT RACK WHEN SHOVED.

PARKING BLOCK DETAIL
(NOT TO SCALE)



FOR PRIVATE USE ONLY

AREA INLET DETAIL
(NOT TO SCALE)

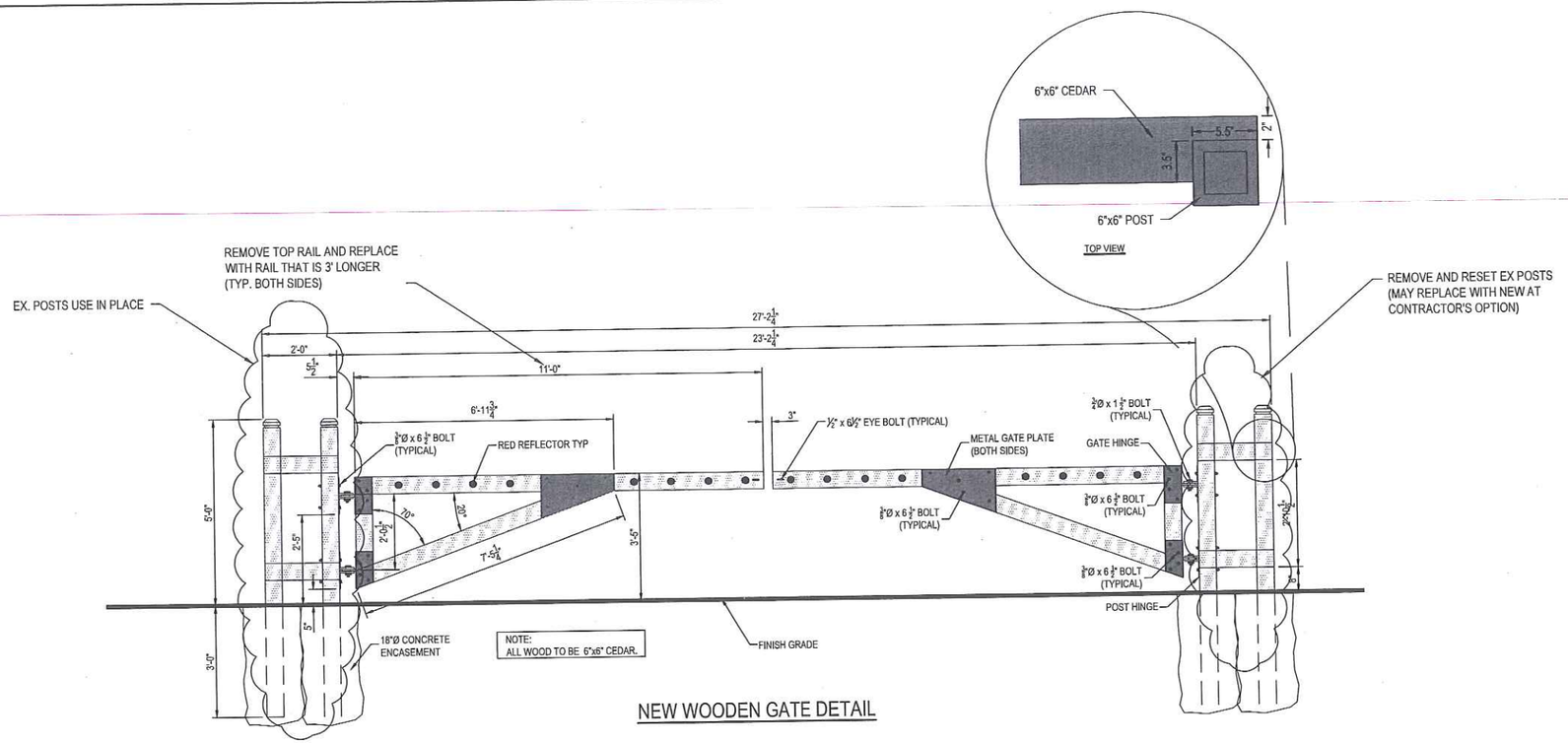
FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY
		DRAWN - ___	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED - ___		
	PLOT DATE = 2016-03-16	DATE -		

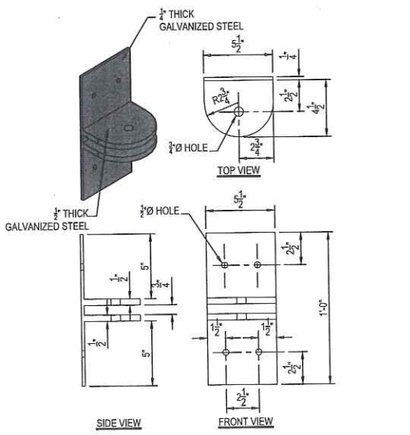
WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 1 OF 4 SHEETS | STA. _____ TO STA. _____

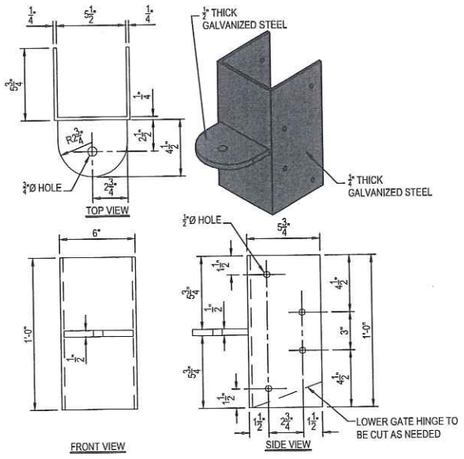
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	-_-_-_-	ST. LOUIS	19	9
		MISSOURI		



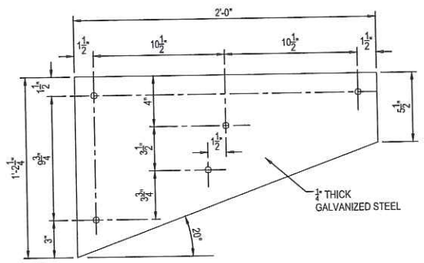
NEW WOODEN GATE DETAIL



POST HINGE DETAIL



GATE HINGE DETAIL



METAL GATE PLATE DETAIL

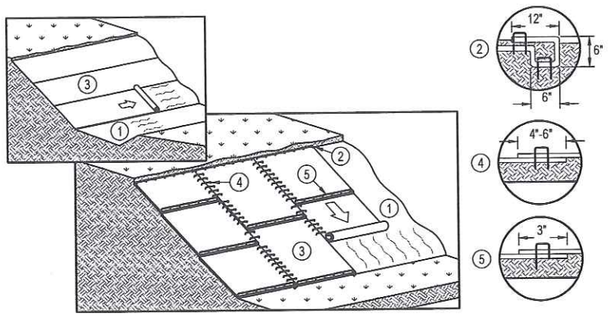
FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION	
		DRAWN - ___	3/16/2016	
	PLOT SCALE = 1' = 1'	CHECKED - ___		
	PLOT DATE = 2016-03-16	DATE -		

The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS
SCALE: | SHEET NO. 2 OF 4 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	___-___-___	ST. LOUIS	19	10
		MISSOURI		

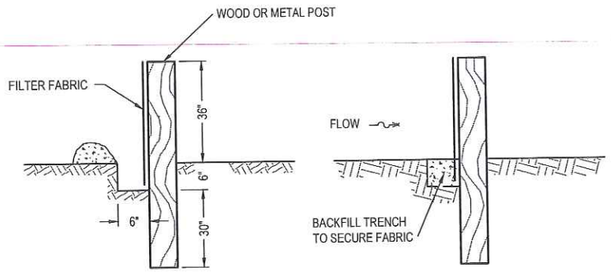


1. PREPARE FINISHED GRADE BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED ACCORDING TO THE SPECIFICATIONS.
2. ANCHOR THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH AT THE TOP OF THE SLOPE WITH A ROW OF LANDSCAPE STAPLES AT 12" SPACING IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. SEED THE SOIL AND FOLD THE REMAINING 12" LONG BLANKET REMNANT BACK OVER SEED AND TOP SOIL. ANCHOR THE BLANKET OVER COMPACTED TOP SOIL WITH A ROW OF LANDSCAPE STAPLES SPACED AT 12" SPACING ACROSS THE BLANKET AT THE TOP OF THE SLOPE.
3. ROLL THE BLANKETS DOWN (OPTION A) OR HORIZONTALLY (OPTION B) ACROSS THE SLOPE. UNROLL BLANKETS WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. SECURELY FASTEN BLANKETS TO SOIL BY PLACING LANDSCAPE STAPLES PER MANUFACTURER'S RECOMMENDATION.
4. STAPLE THE EDGES OF PARALLEL BLANKETS WITH A MINIMUM 6" OVERLAP OR PER MANUFACTURER'S RECOMMENDATIONS.
5. SPLICE BLANKETS END OVER END WITH A 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA AT 12" SPACING THE ACROSS ENTIRE BLANKET WIDTH OR PER MANUFACTURER'S SPECIFICATIONS.
6. TERMINAL ENDS SHALL BE ANCHORED WITH A ROW OF LANDSCAPE STAPLES SPACED 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL, COMPACT, AND SEED THE TRENCH WITH TOPSOIL AFTER STAPLING.

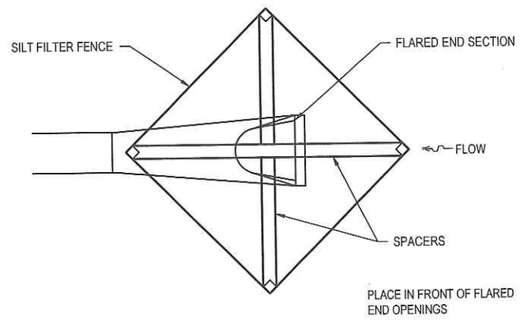
NOTES:

1. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
2. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
3. FOLLOW SPECIFICATIONS FOR PROCUCT SELECTION.

EROSION CONTROL BLANKETS FOR SLOPES
(NOT TO SCALE)



SILT FILTER FENCE AS A PERIMETER EROSION BARRIER
(NOT TO SCALE)



PIPE PROTECTION
(NOT TO SCALE)

FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES Engineering + Architecture www.oatesassociates.com MISSOURI DESIGN FIRM LICENSE NO.: 001166	USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
		DRAWN - ___	3/16/2016
	PLOT SCALE = 1' = 1'	CHECKED - ___	
	PLOT DATE = 2016-03-16	DATE -	

The City of WILDWOOD MISSOURI PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 3 OF 4 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	___-___-___	ST. LOUIS	19	11
		MISSOURI		

PROJECT NAME:

WILDWOOD COMMUNITY PARK - PHASE 2
SECTION 2, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
2153 HIGHWAY 109
WILDWOOD, MISSOURI, 63040

OWNER NAME & ADDRESS:

CITY OF WILDWOOD
183 PLAZA DRIVE
WILDWOOD, MISSOURI 63040

DESCRIPTION:

SOIL DISTURBING ACTIVITIES WILL INCLUDE: DEMOLITION, CLEARING AND GRUBBING, TREE REMOVAL, MASS GRADING, FINE GRADING.

WATERSHED SOIL CLASSIFICATION: HYDROLOGIC SOIL GROUP "C", "D" AND "C/D".

EROSION CONTROL MEASURES SHALL INCLUDE: INSTALLING PERIMETER SILT FENCE, SODDING, EROSION CONTROL BLANKET, PIPE PROTECTION, TEMPORARY AND PERMANENT VEGETATION.

SITE AREA:

THE SITE IS APPROXIMATELY 3 ACRES.

THE SEQUENCE OF MAJOR ACTIVITIES SHALL BE AS FOLLOWS:

1. PERFORM REMOVALS
2. INSTALL PERIMETER SILT FENCE
3. CLEAR AND GRUB.
4. MASS GRADE.
5. STABILIZE DENUDED AREA AND STOCKPILES WITH TEMPORARY SEEDING WITHIN 14 DAYS OF THE LAST GRADING ACTIVITY IN THAT AREA.
6. INSTALL PIPE CULVERTS.
7. INSTALL PIPE PROTECTION ON NEW OUTLETS.
8. COMPLETE FINE GRADING AND INSTALL PERMANENT SODDING AND SEEDING.
9. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND ALL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL MEASURES, AND RE-SOD/ RE-SEED ANY AREAS DISTURBED BY THEIR REMOVAL.

NAME OF RECEIVING WATERS:

NO STORM WATER IS BEING REDIRECTED FROM ITS PREVIOUS RECEIVING WATER.

OFFSITE VEHICLE TRACKING:

PAVED STREETS ADJACENT TO THE SITE SHALL BE CLEANED DAILY OR MORE FREQUENTLY AS NECESSARY. CLEANING SHALL INCLUDE SCRAPING SIGNIFICANT AMOUNTS OF SOIL AND POWER SWEEPING AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

TIMING OF CONTROL MEASURES:

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES PERIMETER SILT FENCE SHALL BE CONSTRUCTED AT THE COMMENCEMENT OF THE SEQUENCE OF GRADING OPERATIONS AS PRACTICAL. AREAS WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE.

TEMPORARY SEEDING SHALL CONSIST OF RYE OR WHEAT APPLIED AT A RATE OF 120 POUNDS PER ACRE. 270 POUNDS OF NUTRIENTS OF 10-10-10 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, STRAW MULCH SHALL BE APPLIED AT A RATE OF 4000 POUNDS PER ACRE AND ANCHORED BY CRIMPING.

ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT SODDING. PERMANENT SODDING SHALL BE IN ACCORDANCE WITH PART 8, SECTION F OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL INSPECT AND REMOVE ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINES OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. TO ENSURE THAT THE NATURAL FLOW LINE OF WATER IS NOT OBSTRUCTED. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

AT THE CONCLUSION OF EACH DAY, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE TO AN AREA PROTECTED BY EROSION CONTROLS. SITE DRAINAGE MAY BE ACHIEVED BY SHEET FLOW, STORM SEWERS, DITCHING OR PUMPING.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS:

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) AND TOWN AND COUNTRY MUNICIPAL CODE REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH MSD AND THE REQUIREMENTS OF THE NPDES PERMIT PROGRAM.

MAINTENANCE/INSPECTION PROCEDURES:

THE GENERAL CONTRACTOR SHALL SELECT UP TO THREE INDIVIDUALS WHO SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

PERSONNEL SELECTED FOR INSPECTION RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. DURING PERIODS OF EXTENDED RAINFALL, ALL MEASURES SHALL BE INSPECTED DAILY.

ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND STRAW BALE DIKES WHEN IT HAS REACHED ONE-THIRD THE DESIGN HEIGHT OF THE FENCE OR BALE.

TEMPORARY AND PERMANENT SEEDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. ALL INSPECTION REPORTS SHALL BE KEPT IN THE CONSTRUCTION OFFICE ON-SITE. IF THE PROVIDED FORM IS INSUFFICIENT, ADDITIONAL FORMS SHALL BE USED AS NECESSARY UNTIL THE PROJECT IS COMPLETED. A REPORT SHALL BE COMPLETED FOR EACH OF THE REQUIRED INSPECTION INTERVALS.

NON-STORM WATER DISCHARGES

IT IS ANTICIPATED THAT SOME NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD.

ANTICIPATED NON-STORM DISCHARGES EXPECTED INCLUDE, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. ANY BITUMINOUS SUBSTANCES USED ONSITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

INSPECTION AND MAINTENANCE REPORT FORM

DATE / TIME	INSPECTORS NAME	WEATHER CONDITIONS	RAINFALL LAST 24 HRS.	IS SEDIMENT TRACKED ON TO ROAD	DEPTH OF SILT ON SILT FENCES	DEPTH OF SILT AGAINST DITCH CHECKS	CONDITION OF BASIN SIDE SLOPES	DEPTH OF SILT AGAINST ROCK DAM	ACTION REQUIRED	CONTRACTOR		
										CONTRACTOR'S NAME	CONTRACTOR'S SIGNATURE	DATE OF ACTION

CONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I HAVE READ AND UNDERSTAND ALL OF THE INFORMATION AND REQUIREMENTS STATED IN THE STORM WATER POLLUTION PREVENTION PLAN FOR THE ABOVE MENTIONED PROJECT. I HAVE PROVIDED ALL DOCUMENTATION REQUIRED TO BE IN COMPLIANCE WITH THE ILR10 AND STORM WATER POLLUTION PREVENTION PLAN AND WILL PROVIDE TIMELY UPDATES TO THESE DOCUMENTS AS NECESSARY.

PRINT NAME _____ SIGNATURE _____ STREET ADDRESS _____

TITLE _____ DATE _____ CITY/STATE/ZIP _____

NAME OF FIRM _____ TELEPHONE _____

FILE NAME = 12045.005_DETAILS.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO.: 001166

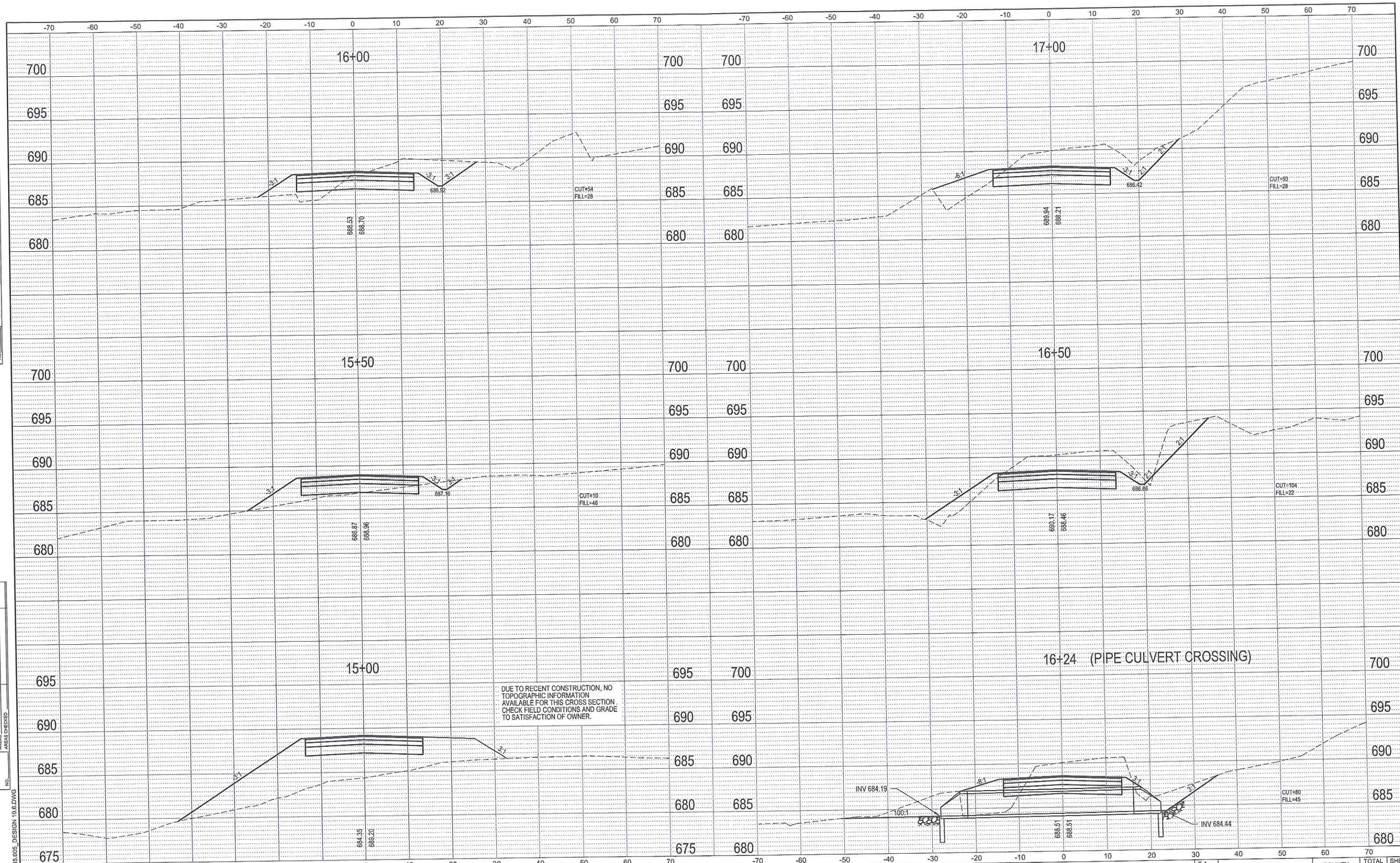
USER NAME = TYLER HUFFMAN	DESIGNED - ___	RELEASED FOR CONSTRUCTION
	DRAWN - ___	3/16/2016
PLOT SCALE = 1' = 1'	CHECKED - ___	
PLOT DATE = 2016-03-16	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CONSTRUCTION DETAILS

SCALE: | SHEET NO. 4 OF 4 SHEETS | STA. _____ TO STA. _____

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	__-___-__-__	ST. LOUIS	19	12
		MISSOURI		



FINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

ORIGINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

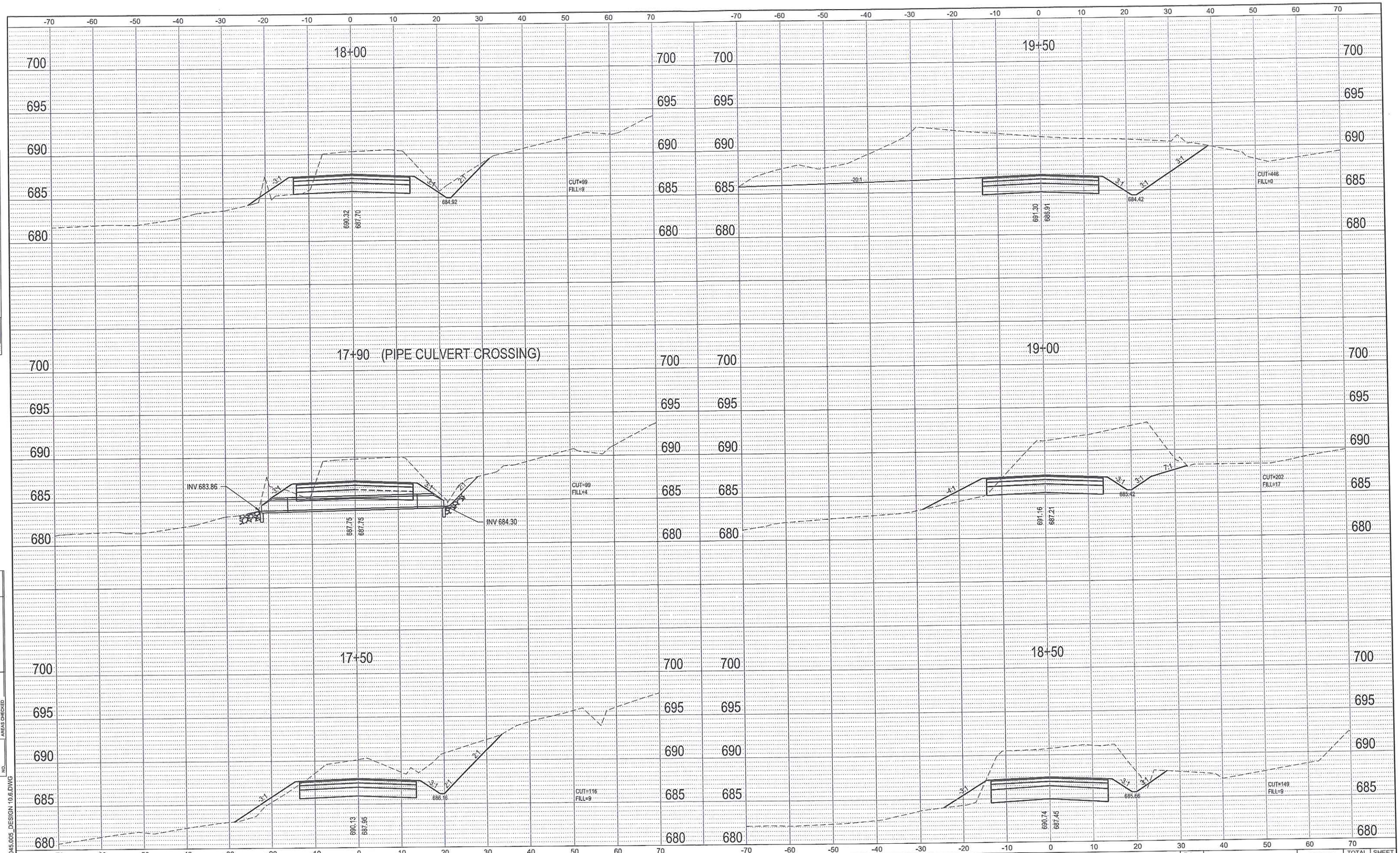
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 1 OF 7 SHEETS | STA. 14+77 | TO STA. 17+00

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - -	ST. LOUIS	19	13
		MISSOURI		



FINAL SURVEY | NOTE BOOK | NO. | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | BY | DATE

ORIGINAL SURVEY | NOTE BOOK | NO. | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | BY | DATE

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI\ DESIGN FIRM LICENSE NO.: 001166

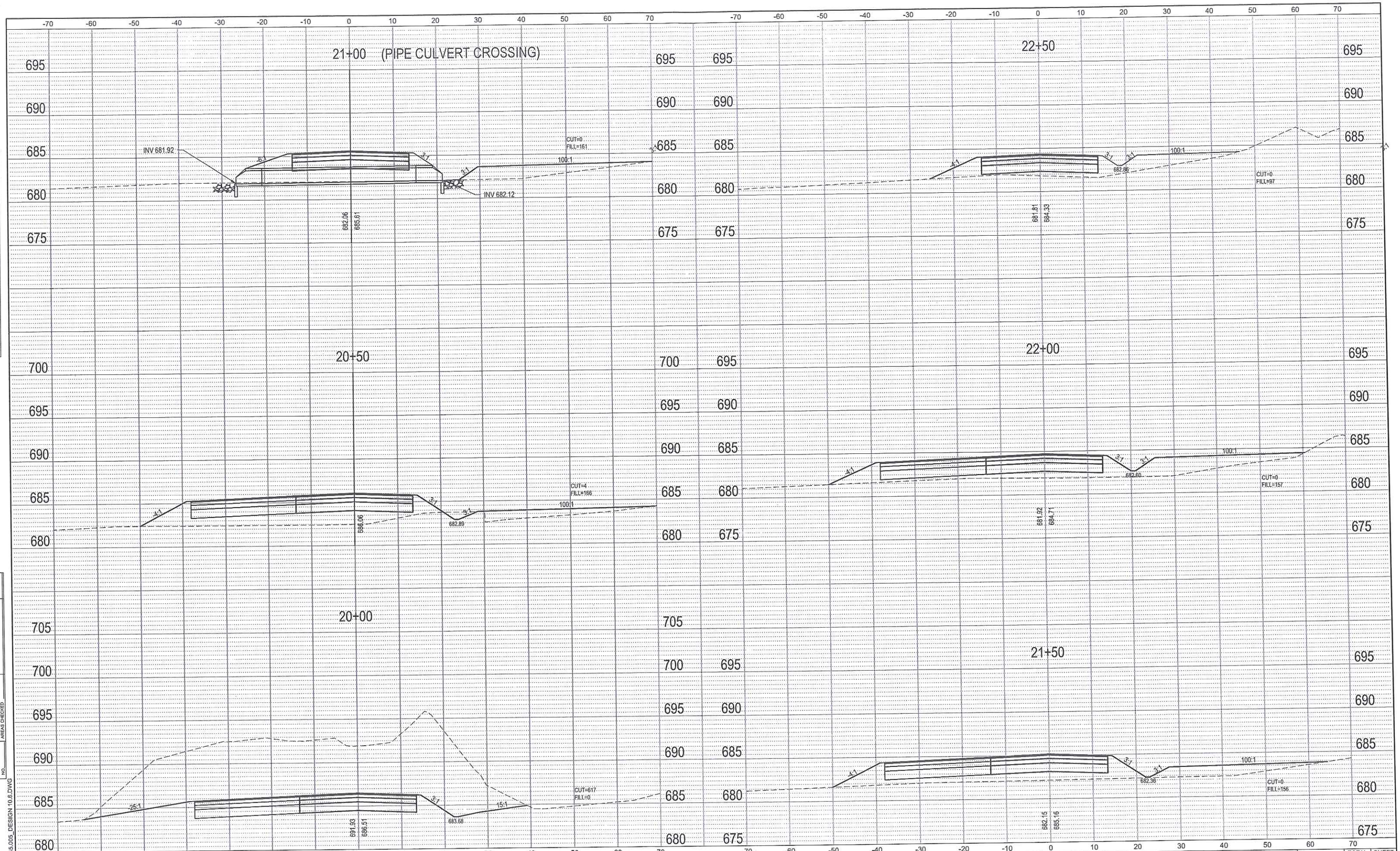
USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION	
	DRAWN - TCH	3/16/2016	
PLOT SCALE = 6" = 1'	CHECKED - TLC		
PLOT DATE = —	DATE -		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2
CROSS SECTIONS

SCALE: | SHEET NO. 2 OF 7 SHEETS | STA. 17+50 TO STA. 19+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—	ST. LOUIS	19	14
		MISSOURI		



FINAL SURVEY — DATE | BY | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | NOTE BOOK | NO.

ORIGINAL SURVEY — DATE | BY | SURVEYED | PLOTTED | TEMPLATE | AREAS | AREAS CHECKED | NOTE BOOK | NO.

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = ----	DATE -	

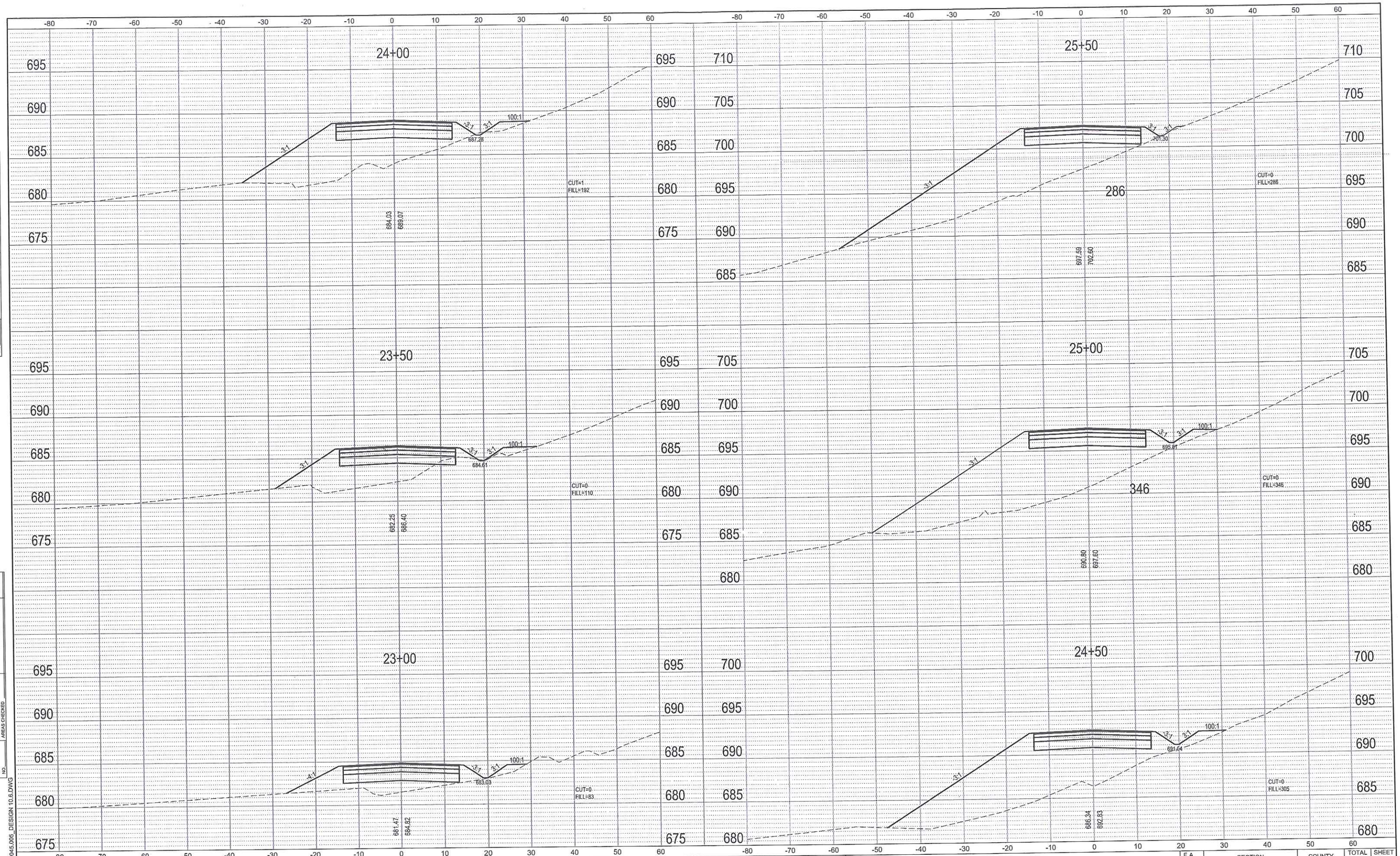
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 3 OF 7 SHEETS | STA. 20+00 | TO STA. 22+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
___	-_-_-_-	ST. LOUIS	19	15
	MISSOURI			



FINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

ORIGINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

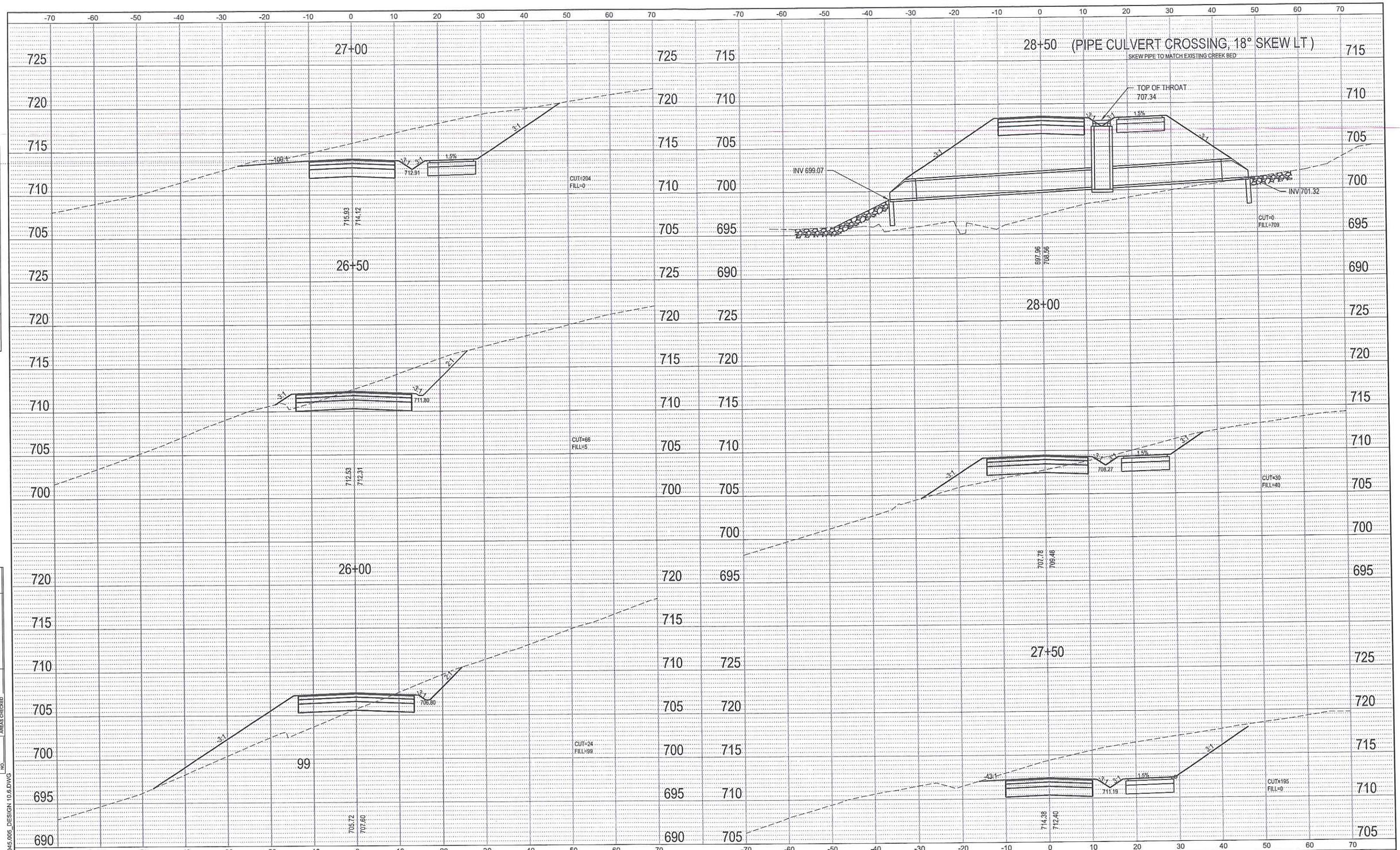
The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 4 OF 7 SHEETS | STA. 23+00 TO STA. 24+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—-—-—	ST. LOUIS	19	16
	MISSOURI			



FINAL SURVEY — NOTE BOOK — NO. — BY — DATE
SURVEYED
PLOTTED
TEMPLATE
AREAS
AREAS CHECKED

ORIGINAL SURVEY — NOTE BOOK — NO. — BY — DATE
SURVEYED
PLOTTED
TEMPLATE
AREAS
AREAS CHECKED

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE -	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

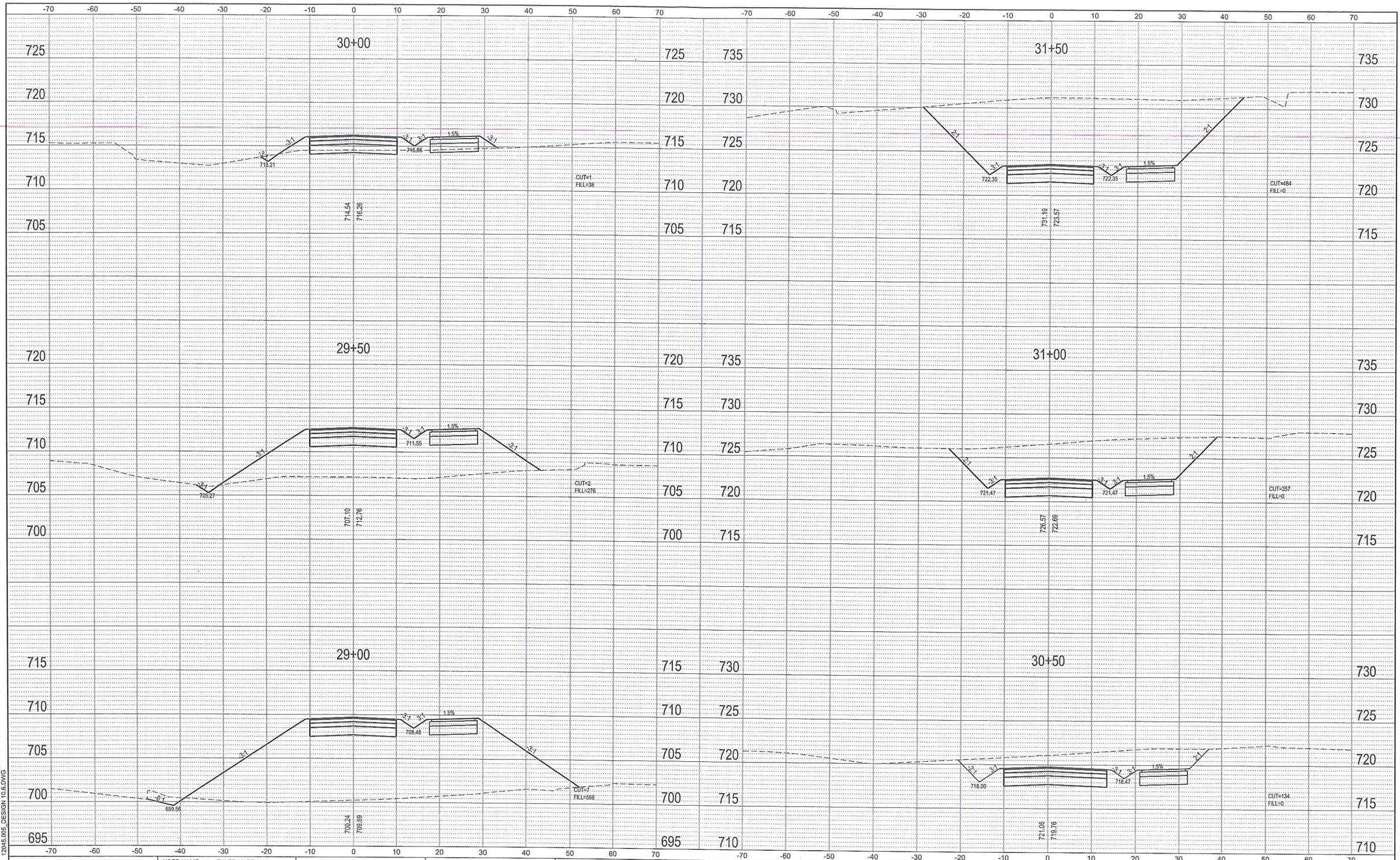
CROSS SECTIONS

SCALE:

SHEET NO. 5 OF 7 SHEETS

STA. 26+00 TO STA. 28+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—-—-—	ST. LOUIS	19	17
		MISSOURI		



FINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

ORIGINAL SURVEY — NOTE BOOK — NO. — SURVEYED — PLOTTED — TEMPLATE — AREAS — AREAS CHECKED — BY — DATE

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION
	DRAWN - TCH	3/16/2016
PLOT SCALE = 6" = 1'	CHECKED - TLC	
PLOT DATE = —	DATE - 2015-12-03	

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

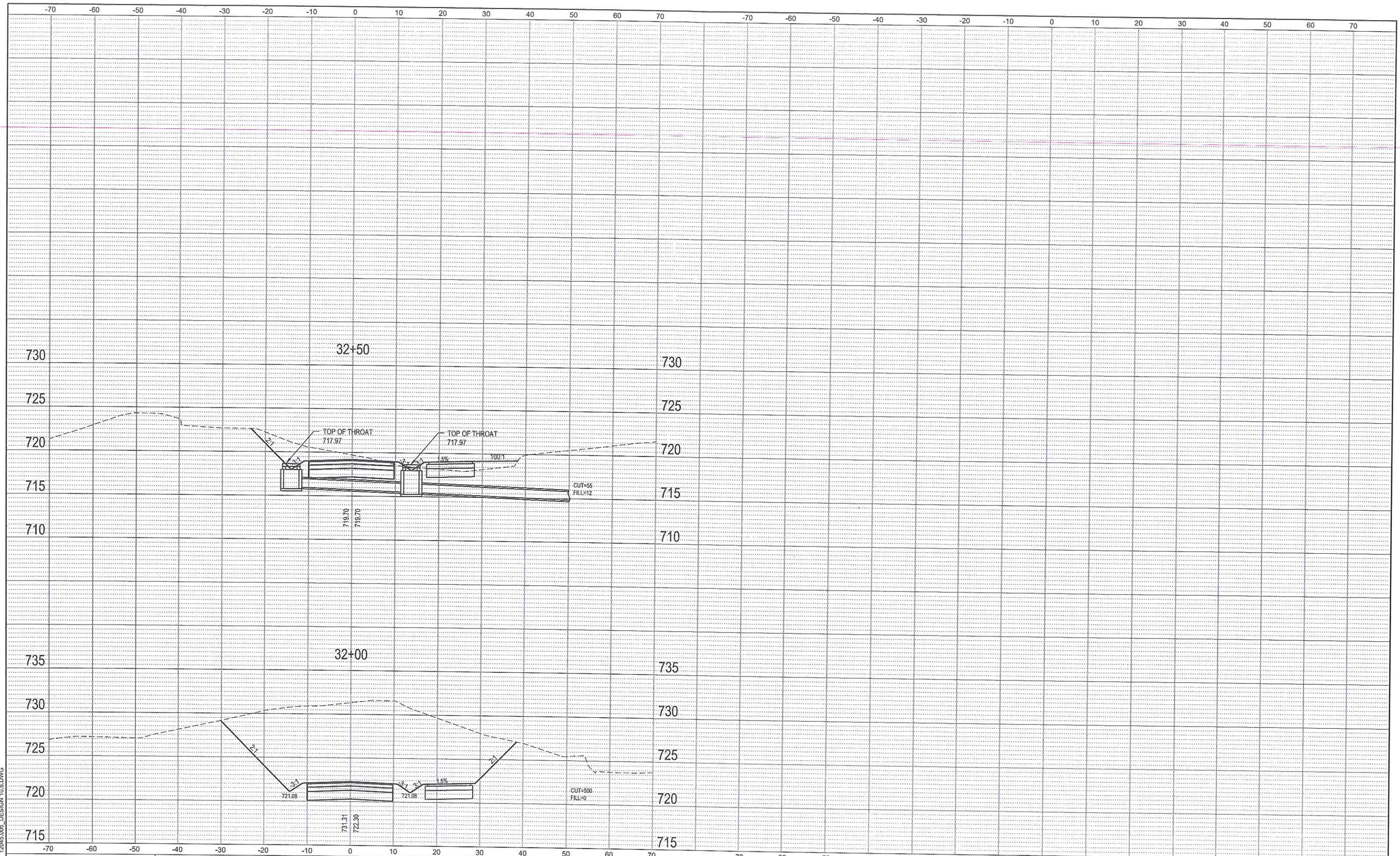
WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE: | SHEET NO. 6 OF 7 SHEETS | STA. 29+00 TO STA. 31+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	- - -	ST. LOUIS	19	18
		MISSOURI		

FINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		



ORIGINAL SURVEY	BY	DATE
SURVEYED		
PLOTTED		
TEMPLATE		
AREAS		
AREAS CHECKED		
NOTE BOOK		
NO.		

FILE NAME = 12045.005_DESIGN 10.6.DWG

OATES ASSOCIATES
Engineering + Architecture
www.oatesassociates.com
MISSOURI DESIGN FIRM LICENSE NO. 001166

USER NAME = TYLER HUFFMAN	DESIGNED - TLC	RELEASED FOR CONSTRUCTION	
	DRAWN - TCH	3/16/2016	
PLOT SCALE = 6" = 1'	CHECKED - TLC		
PLOT DATE = —	DATE -		

The City of WILDWOOD MISSOURI
PLANNING TOMORROW TODAY

WILDWOOD COMMUNITY PARK - PHASE 2

CROSS SECTIONS

SCALE:

SHEET NO. 7 OF 7 SHEETS

STA. 32+00 TO STA. 32+50

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
—	—-—-—-—	ST. LOUIS	19	19
		MISSOURI		