

**AN ORDINANCE AUTHORIZING A LOT SPLIT PLAT OF A 13.5 ACRE TRACT OF LAND, KNOWN AS THE STINNETT PARCEL [ST. LOUIS COUNTY LOCATOR NUMBER 24W440022], WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, MISSOURI; BEING MORE SPECIFICALLY SITUATED ON THE WEST SIDE OF BRIDLE TRAILS WEST, SOUTH OF MANCHESTER ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF ‘SOUTHRIDGE TRAIL.’ (Ward One)**

**WHEREAS**, the owners of said property are seeking the division of this tract of land, which would allow for this 13.5 acre tract of land to be divided into two (2) legal lots of record, under the provisions of Section 420.110 of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

**WHEREAS**, the property considered for this division has been deemed a legal lot of record, as defined by the City’s *Subdivision and Development Regulations* (Chapter 420) and St. Louis County Records; and

**WHEREAS**, the properties resulting from this land division appear to be in compliance with the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District), and meet with the minimum boundary dimensions and frontages for access purposes, as stipulated within the City of Wildwood’s *Subdivision and Development Regulations*; and

**WHEREAS**, proposed Lot 1, being approximately 9.8 acres of the original parcel of ground, will have the existing single-family dwelling and two (2) accessory structures located upon it, while Lot 2, after division of the parent tract of land, will provide for a future residence upon its 3.7 acres; and

**WHEREAS**, for purposes of addressing the access requirements from Bridle Trails West to proposed Lot 2, an extension of the existing fifty-foot (50’) wide, private roadway easement, established in 1977, is being created as a function of this plat, at a width of forty (40) feet; and

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

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

**Section One.** The City Council of the City of Wildwood hereby authorizes a Lot Split Plat of a 13.5 acre tract of land, known as the Stinnett Parcel [St. Louis County Locator Number 24W440022], which is part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 44 North, Range 3 East, of the Fifth Principal Meridian, City of Wildwood, Missouri; being more specifically situated on the west side of Bridle Trails West, south of Manchester Road, for the purposes of subdividing it into two (2) parcels of ground, hereafter to be known as Lots 1 and 2 of ‘Southridge Trail,’ as indicated graphically and by legal description upon the Lot Spit Plat that accompanies the property owners’ request now hereto attached and made a part hereof.

**Section Two.** The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split Plat by affixing their signatures and the official seal of the City of

Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or its action shall be voided.

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

**THIS BILL WAS PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 2017, BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.**

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

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

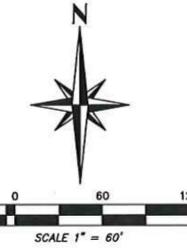
**ATTEST:**

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

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

# SOUTHRIDGE TRAIL

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4  
SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE 5TH P.M.  
CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI  
ZONED: "NU" NON-URBAN RESIDENCE DISTRICT



**Surveyors Notes:**

The Professional Land Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any facts that an accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.

The property owners names and recorded deed information were obtained from the St. Louis County Assessor's web site and are assumed to be correct. The Professional Land Surveyor makes no guarantees as to the accuracy of the deeds or the current ownership as shown.

**SURVEYOR'S CERTIFICATE**

I, Michael Roy Burke, hereby certify to Ms. Carol Stinnett, that this survey was performed by me in November of 2016, and said survey is in accordance with the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

Michael Roy Burke, P.L.S. 1615

**OWNER'S SCRIPT**

The Undersigned, being the owners of the property shown and plotted hereon, have caused the same to be surveyed and subdivided in the manner shown on this plot, and that we freely adopt this Subdivision Plat of "SouthRidge Trail".

The 40 foot wide private road easement upon Lot 1 is hereby established as shown hereon to provide access to Lot 2, which at the time of new construction upon Lot 2, the 20 foot wide roadway shall be extended per City and Fire District requirements.

All easements shown on this plot, unless designated for other specific purposes, are hereby dedicated to the City of Wildwood, Missouri, Missouri-American Water Company, Laclede Gas Company, AmerenMO Electric Company, and the relevant telephone and cable television companies, their successors and assigns as their interests may appear for the purpose of constructing, improving, replacing, maintaining, and repairing of public utilities and facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities and facilities. Any excavations made in the above-described property by any of the above parties, shall be restored as nearly as practical to its former condition, including re-vegetation.

The building lines are hereby established as shown on this plot.

No title commitment was obtained as part of this Subdivision Plat; therefore, these properties are subject to any and all easements of record, whether or not shown on this plot.

The undersigned states that said property is not encumbered by delinquent taxes or liens.

IN TESTIMONY WHEREOF: We, hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Earl Edward Stinnett Carol Ann Stinnett

State of Missouri )  
                                  ) SS  
County of St. Louis )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me  
a Notary Public in and for said state, personally appeared Earl Edward Stinnett and Carol Ann Stinnett, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same for the purposes therein stated.

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

My Commission Expires: \_\_\_\_\_ Notary Public

This acknowledgment certifies that this Subdivision Plat of "SouthRidge Trail" has been approved by the City of Wildwood, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

City of Wildwood - Department of Planning - Joe Wujcik Director of Planning

I, Laura Rehtin, Deputy City Clerk of the city of Wildwood, St. Louis County, Missouri, do hereby certify that this Subdivision Plat of "SouthRidge Trail"

has been approved by Ordinance Number \_\_\_\_\_, under action taken by

the City Council of Wildwood, Missouri on the \_\_\_\_\_ day of \_\_\_\_\_, 2017. Said Ordinance of the same appears on record in my office as official seal

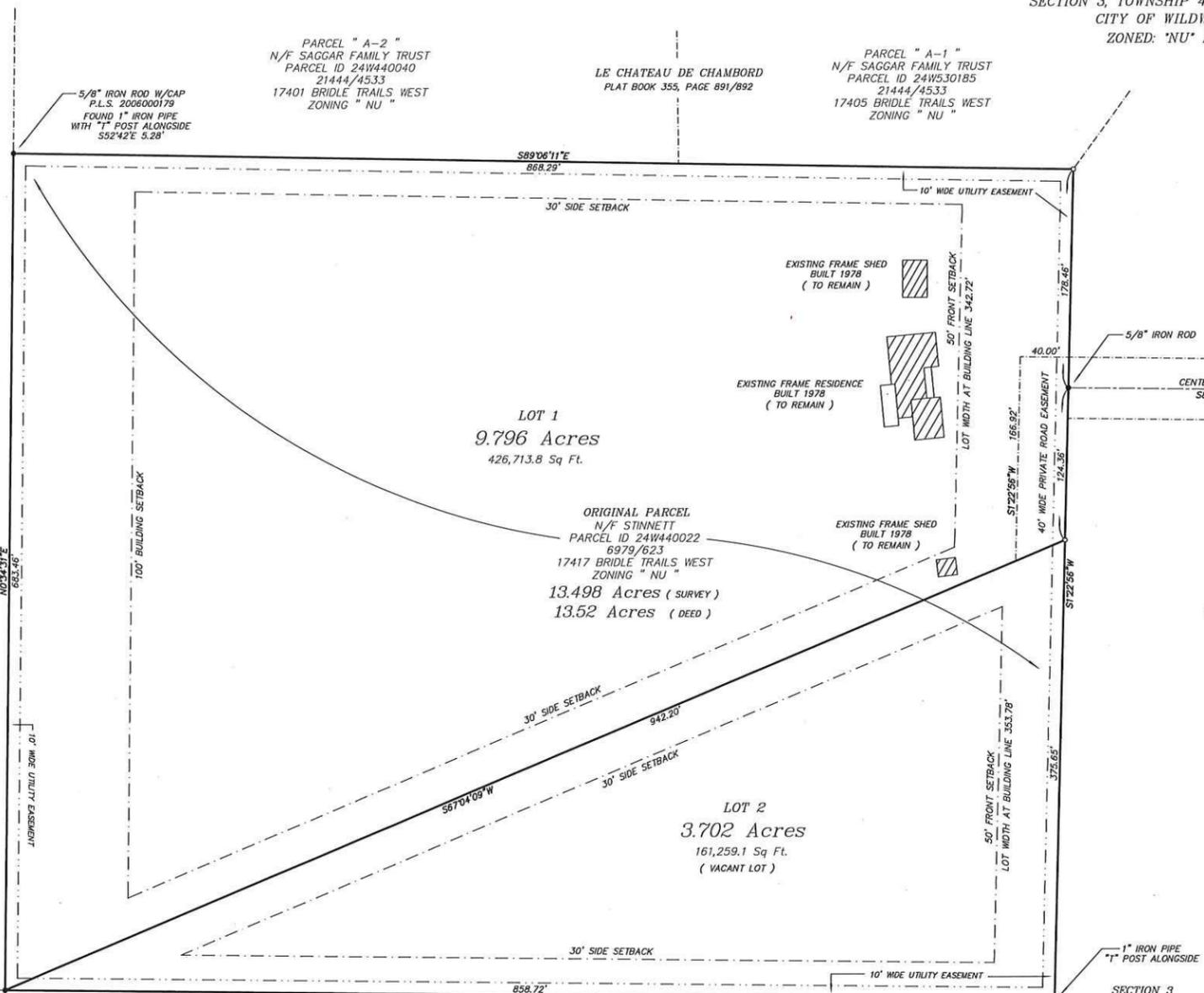
of the City of Wildwood, Missouri, St. Louis County, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Laura Rehtin, Deputy City Clerk

FILE NO. 11092016

**BURKE AND ASSOCIATES, INC.**  
LAND SURVEYORS  
1874 HIGHWAY A - SUITE 104  
WASHINGTON, MISSOURI 63090  
636-239-0172

STATE OF MISSOURI  
ROCKWOOD RESERVATION  
PARCEL ID 25W440021  
01479/0470  
2751 GLENCOE ROAD  
ZONING "PS"



**SERVICE PROVIDERS**

CITY COUNCIL:	WARD ONE
SCHOOL:	ROCKWOOD
FIRE:	METRO WEST
SEWER:	PRIVATE SEPTIC
WATER:	PRIVATE WELL
GAS:	NOT AVAILABLE
TELEPHONE:	AT&T
ELECTRIC:	AMEREN MISSOURI
CABLE TV:	NOT AVAILABLE
WATERSHED:	HAMILTON & CARR CREEK
ZIP CODE:	GLENCOE
POLICE:	ST. LOUIS COUNTY WILDWOOD PREDCNT SIX

**GENERAL NOTES**

ACCURACY STANDARD  
URBAN PROPERTY  
SOURCE OF RECORD INFORMATION  
BOOK 6979, PAGE 623

BASIS OF BEARING:  
GPS OBSERVATIONS WITHIN THE MODOT VRS RTK NETWORK  
( GRID BEARING )

- NOVEMBER, 2016  
● = FOUND MONUMENT ( 4 )  
○ = SET 5/8" IRON ROD ( 2 )  
W/CAP P.L.S. 1615

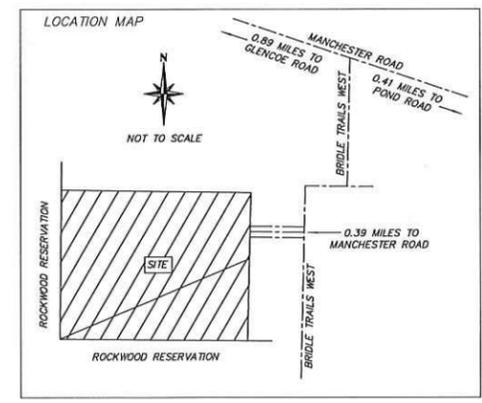
**MONUMENTATION SCRIPT**

Two permanent monuments for each block created ( indicated as o ) and semi permanent monuments at all lot corners ( indicated as o ) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources and 4 CSR 30-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Wildwood, Missouri 1005.250 will be set.

FEMA FLOOD MAP NO. 29189C0260K - DATED 02/04/2015

SITE BENCH MARK: St. Louis County Benchmark No. 16018 Standard Tablet stamped TT 4E 1930 reset 1970 in concrete post; 1.3 miles West of Highway 109 along Manchester Road at the Glencoe Road intersection, 305' South of the intersection and 32' East of Glencoe Road, 204' North of the Northeast corner of Rockwood Church.

Elevation: NAVD88 - 817.30 - NGVD29 - 817.38



**DESCRIPTION OF LOT 1**  
A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Earl Edward and Carol Ann Stinnett by deed recorded in Book 6979, Page 623 of the St. Louis County Records:

Beginning at the Southwest corner of said 1/4 1/4 Section, thence North 0°34'31" East 683.46 feet along the North-South common line between the Stinnett tract and Rockwood Reservation to a 5/8" iron rod with a cap stamped P.L.S. 2006000179 at the Southwest corner of Le Chateau De Chambord, a subdivision recorded in Plat Book 355, Pages 891 and 892 of the St. Louis County Records; thence with the South line thereof, South 89°06'11" East 868.29 feet to a 5/8" iron rod with a cap stamped P.L.S. 1615 on the West line of Parcel "B" of Le Chateau De Chambord, a subdivision recorded in Plat Book 354, Page 587, thence with the West line of said Parcel "B", South 122°56' West 178.46 feet to a 5/8" iron rod on the centerline of a 50 foot wide private road easement, the same being the Northwest corner of a tract of land conveyed to Robert Trenz in Book 20039, Page 767, continue South 122°56' West 124.36 along the common line between Stinnett and Trenz to a 5/8" iron rod with a cap stamped P.L.S. 1615, thence leaving said line, South 67°04'09" West 942.20 feet to the POINT OF BEGINNING, and containing 9.796 acres more or less.

**DESCRIPTION OF LOT 2**  
A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Earl Edward and Carol Ann Stinnett by deed recorded in Book 6979, Page 623 of the St. Louis County Records:

Beginning at the Southwest corner of said 1/4 1/4 Section, thence South 89°26'12" East 858.72 feet along the East-West common line between the Stinnett tract and Rockwood Reservation to a 1" iron pipe at the Southwest corner of a tract of land conveyed to Robert Trenz in Book 20039, Page 767, thence along the common line of Stinnett and Trenz, North 122°56' East 375.65 feet to a 5/8" iron rod with a cap stamped P.L.S. 1615, thence leaving said line, South 67°04'09" West 942.20 feet to the POINT OF BEGINNING, and containing 3.702 acres more or less.

**DESCRIPTION OF ORIGINAL PARCEL**  
A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 44 North, Range 3 East, St. Louis County, Missouri, and being part of a larger tract of land conveyed to Barbara D. George by deed recorded in Book 6486, Page 66 of the St. Louis County Records; Beginning at the Southwest corner of said 1/4 1/4 Section, thence North 0°04' East 683.8 feet along the North-South common line between said George tract and Rockwood Reservation to an iron pipe at the Southwest corner of a parcel deeded to Vernon E. Anderson by deed recorded in Book 6521, Page 391 of the St. Louis County Records, thence South 89°51' East 868.26 feet along the Anderson line to an iron pipe, thence South 0°55' West 179.54 feet along the Anderson line to an iron pipe at the Northwest corner of a parcel deeded to Robert Trenz, and also the West end of the centerline of a 50 foot wide private road easement ( said easement centerline running South 89°57' East 435.75 feet along the Anderson-Trenz common property line to an existing road easement ), thence South 0°00' West 500.00 feet along the Trenz West line to an iron pipe on the South line of Section 3, thence North 89°56'40" West 860.00 feet along the East-West common line between said George tract and Rockwood Reservation to the point of beginning at the Southwest corner of said 1/4 1/4 Section, according to survey by Fawcett Vogt Associates in June 1971, and containing 13.52 acres more or less