NOTICE OF PUBLIC HEARING

PLANNING AND ZONING COMMISSION OF JEFFERSON COUNTY, MISSOURI
NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission of Jefferson County, Missouri, will conduct a meeting at 6:30 p.m., Thursday March 11, 2021. Due to the Countywide State of Emergency, the issues surrounding COVID-19 and at-risk populations, the meeting will be conducted via ZOOM where Commission members will participate remotely via video conference and the public is invited to watch and listen to the meeting through this link: https://zoom.us/j/96318401923. Public Comments and documentary evidence will be limited due to the logistics of this video conference meeting, however Public Comments or documents can be e-mailed to Elaine Roesch at eroesch@jeffcomo.org and they will be made a part of the record. All comments and other documentary evidence submitted via e-mail must be submitted prior to 5:00p.m., March 5, 2021.

The tentative agenda of this meeting includes:

1. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES
March 11, 2021

V. SWEARING IN OF WITNESS

VI. INTRODUCTION OF EVIDENCE

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Consent

A FP21007
The final Plat for Huntington Glen Plat Seven, parcels 02-7.0-35.0-066, 02-7.0-35.0-088., 02-7.0-35.0-197., and 02-7.0-35.0-199., located between Gary Road and & Old Lemay Ferry Road, east of East Rock Creek Road, Imperial, in Windsor Township and Council District #3.

2. Consideration

A. VR21008
A Request for a Deviation for parcels 09-4.0-19.0-1-001-002.01, and 09-4.0-19.0-4-001-001., located in Wolf Hollow Estates Phase II, on Wolf Hollow Road, Imperial, in Windsor Township and Council District #4 for relief from Chapter 400: Unified Development Order Section 400.2600 and Section 400.2620 of the Jefferson County Code of Ordinances. (WITHDRAWN)

IX. REPORTS TO THE COMMISSION

X. CITIZENS TO BE HEARD

XI. ADJOURNMENT

Representatives of the media may obtain copies of this notice by contacting Elaine Roesch, Planning Clerk at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri 63050.

"Please be Advised: Members of the County Council May Be in Attendance at this Meeting"

County of Jefferson
PLANNING DIVISION
PO Box 100
Hillsboro, MO 63050
(636) 797-5580

Staff Report to the Jefferson County Planning and Zoning Commission
Meeting Date: March 11, 2021

General Information:

Petition Number:	FP21007
Petition Name:	Huntington Glen (Plat 7)
Surveyor Name:	The Sterling Company
Street Address:	5055 New Baumgartner
City, State:	St. Louis, MO 63129
Developer Name:	JHB Properties
Street Address:	5091 Baumgartner
City, State:	St. Louis, MO 63129
Location of Site:	Between Gary Rd and Old Lemay Ferry Rd, East of Rock Creek Rd.
Requested Action:	Approval of the Final Plat for Huntington Glen (Plat 6)
Lot Count:	44
Size of Tract:	25.23
Parcel Numbers:	Part of 02-7.0-35.0-0-000-066, Part of 02-7.0-35.0-0-000-088, 02-7.0-35.0-0-000-197, and 02-7.0-35.0-0-000-199
Existing Zone District :	R10
Township:	Windsor
Prepared By:	Rachel Krispin, Planner I
Date:	March 1, 2021
Recommend:	Approval, subject to conditions
Attachments:	Final Plat

Regulatory Requirements

Permitted Uses

Land Uses in the R10 zone district are permitted.

Floor Area, Height, and other Building Requirements

The floor area, height, and other building requirements shall comply with pertinent regulations.

Improvement Plans

Required Yards

The required yards shall comply with the approved setbacks shown on the development plan. These are as follows:
Front Yard: 25' Side Yard: 6' Rear Yard 30'.

Access

Access shall be provided in accordance with the Jefferson County Unified Development Order and the approved improvement plans.

Erosion and Sedimentation Control

Erosion and sediment control shall comply with Chapter 505 of the Jefferson County Code of Ordinances.

Staff Recommendations

Approval of this petition shall be subject to the identified regulatory requirements, and the following:

General Conditions:

1. A recorded set of covenants and restrictions which would include a provision for the collection of the required $300 yearly minimum assessment per lot to provide continued maintenance of roadways and drainage improvements shall be submitted with the final plat. This shall include language relative to the permanent conservation areas and the restrictions placed upon the same.
2. Erosion and sedimentation controls shall be in place and approved prior to Jefferson County recording the approved Final Plat.
3. Conditions of approval for the improvement plans shall be fully addressed before the final plat is recorded.
4. Proof of 911 approvals for addresses shall be provided to the Planning Division prior to recording the final plat.
5. All improvements must be installed or an escrow must be established prior to recording of the plat.

HUNTINGTON GLEN PLAT SEVEN

A TRACT OF LAND BEING PART OF LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF SCHWALBERT MINOR SUBDIVISION PLAT (P.B. 240, PG. 14), RECORDED IN PLAT BOOK 240, PAGE 21, AND PART OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 5 EAST, ALL BEING SITUATED IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 5 EAST, IN JEFFERSON COUNTY, MISSOURI.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "HUNTINGTON GLEN PLAT SEVEN". BROOKHAVEN PLACE COURT (40 FEET WIDE), DEERA VIEW COURT (40 FEET WIDE), AND TIMBER CREEK LANE (40 FEET WIDE), TOGETHER WITH ALL CUL-DE-SACS AND ROUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (//////) ON THIS PLAT, ARE HEREBY DEDICATED TO THE HUNTINGTON GLEN HOMEOWNER'S ASSOCIATION FOR PUBLIC USE AND SHALL BE MAINTAINED BY THE HUNTINGTON GLEN HOMEOWNER'S ASSOCIATION FOREVER AND DEDICATED SAME FOR ALL PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO THE CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS DEVELOPMENT. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE. EACH SUCH UTILITY MAY MAKE USE OF THOSE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY, WATER AND SEWER FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENTS SHALL CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENT, EXCEPT OVERSIZED FIREPLACES AND CORESS WINDOW WELLS SHALL BE ALLOWED TO ENCROACH INTO SIDE YARD EASEMENTS AS LONG AS NO WATER MAINS, SANITARY SEWERS, STORM SEWERS OR DRAINAGE STRUCTURES ARE PRESENT IN SAID SIDE YARD EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF STORMWATER DRAINAGE FACILITIES. ALL CONSTRUCTION WITHIN THE EASEMENTS SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH STORMWATER DRAINAGE FACILITIES FROM ALL OTHER UTILITIES USING SUCH EASEMENTS.

THE DRAINAGE EASEMENTS WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSSHATCHED (\\\\\\\\) ON THIS PLAT, ARE HEREBY DEDICATED TO THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING STORMWATER DRAINAGE SWALES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF STORMWATER DRAINAGE SWALES. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER. LOT OWNERS AND/OR THE OWNERS OF THE AREA AND GRADE OF THE LAND SHALL NOT BE ALTERED BY THE OWNER AND NO IMPROVEMENTS SHALL BE LOCATED IN SUCH AREAS AS TO AFFECT THE DRAINAGE SYSTEM. IN THE EVENT THAT DRAINAGE SWALES ARE NOT PROPERLY MAINTAINED OR OBSTRUCTED, THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION, THEIR SUCCESSOR AND/OR ASSIGNS, RESERVES THE RIGHT TO ACCESS SAID DRAINAGE EASEMENTS IN ORDER TO MAKE ANY AND ALL NECESSARY REPAIRS TO THE DRAINAGE SWALES. THE DRAINAGE EASEMENTS DEPICT THE APPROXIMATE LOCATION OF THE DRAINAGE SWALES THAT ARE REQUIRED TO BE LOCATED ON THE PROPERTY. THE DRAINAGE SWALE MAY BE PHYSICALLY INSTALLED ANYWHERE WITHIN THE GENERAL VICINITY OF THE EASEMENTS SHOWN ON THIS PLAT, WHENEVER THE DRAINAGE SWALE IS ACTUALLY CONSTRUCTED IN A LOCATION DIFFERENT FROM THE AREA PLATTED HEREON, AS LONG AS THE DRAINAGE IS FUNCTIONING APPROPRIATELY FOR THE COMMUNITY AS DETERMINED BY JEFFERSON COUNTY AND THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION. THE DRAINAGE EASEMENT SHALL ONLY APPROPRIATE THE AREA COVERED BY THE SWALE, INCLUDING ANY NECESSARY NORTHERN BOOM, AND SHALL NOT ENCUMBER ANY OTHER AREA.

ALL COMMON GROUND AND SIDEWALKS ARE TO BE MAINTAINED BY THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION.

THIS SUBDIVISION IS SUBJECT TO HUNTINGTON GLEN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED ON APRIL 14, 2016 AS DOCUMENT NO. 2016-010969 IN THE JEFFERSON COUNTY, MISSOURI RECORDS, OR AMENDED THEREAFTER.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO THE HUNTINGTON GLEN HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE _____ DAY OF _____, 2021 AS DOCUMENT NO._____ IN THE JEFFERSON COUNTY RECORDS.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS WITHIN THE LIMITS OF THIS PLAT, AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT, ARE SHOWN HEREON.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

JHB PROPERTIES, INC.

_____
JOHN H. BERRA JR., PRESIDENT

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED JOHN H. BERRA JR., PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS PRESIDENT OF JHB PROPERTIES, INC., AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JOHN H. BERRA JR., 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.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIENHOLDER - PARTIAL DEED OF RELEASE

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED SEPTEMBER 11, 2015 AND RECORDED IN THE RECORDERS OFFICE IN AND FOR THE COUNTY OF JEFFERSON AND STATE OF MISSOURI, AS DOCUMENT NO. 2015-042195, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED RECITED AND SET FORTH; AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAVE BEEN PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, PRESENT HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES HEREBY JOINS IN AND APPROVES IN EVERY DETAIL THE SUBDIVISION OF "HUNTINGTON GLEN PLAT SEVEN" AND DOES HEREBY RELEASE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, SITUATED IN THE COUNTY OF JEFFERSON AND STATE OF MISSOURI, TO WIT: COMMON GROUND, STREETS, PUBLIC OR PRIVATE, OR ROADWAY EASEMENTS ON THIS PLAT, TO HAVE AND TO HOLD THE SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS THEREOF THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 2021.

COMMERCE BANK

BY: _____

PRINT NAME AND TITLE

STATE OF MISSOURI)
) SS.
COUNTY OF _____)

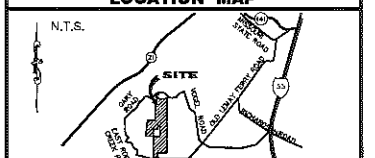
ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF COMMERCE BANK, A MISSOURI BANKING CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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.

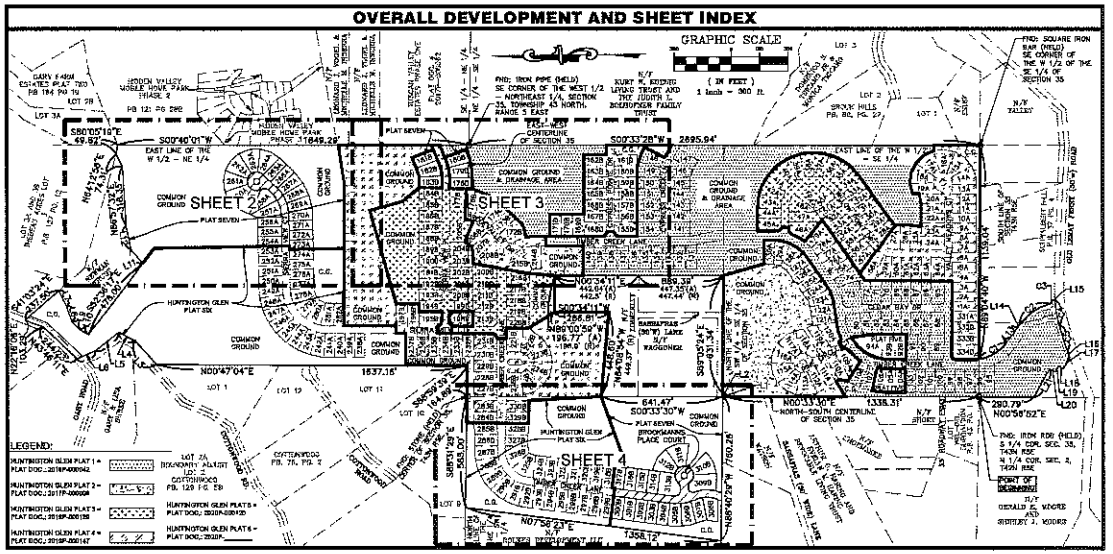
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LOCATION MAP



OVERALL DEVELOPMENT AND SHEET INDEX



LEGEND:

- HUNTINGTON GLEN PLAT 1 = PLAT DOC.: 2016P-009042
- HUNTINGTON GLEN PLAT 2 = PLAT DOC.: 2017P-000004
- HUNTINGTON GLEN PLAT 3 = PLAT DOC.: 2018P-009158
- HUNTINGTON GLEN PLAT 4 = PLAT DOC.: 2019P-009147
- LOT 2A BOUNDARY ADJUST LOT 2 COTTONWOOD P.B. 128 PG. 28
- HUNTINGTON GLEN PLAT 5 = PLAT DOC.: 2020P-009120
- HUNTINGTON GLEN PLAT 6 = PLAT DOC.: 2020P-

PROJECT BENCHMARK:

PROJECT BENCHMARK: "JE-61, 1996" ELEVATION = 725.67 (NAVD 1988)

MISSOURI DEPARTMENT OF NATURAL RESOURCES (DNR) GEOGRAPHIC REFERENCE STATION (GRS) STATION IS STAMPED "JE-61, 1996". THE STATION IS LOCATED ABOUT 3.7 MILE SOUTH-SOUTHWEST OF FENTON, MO, ABOUT 2.5 MILES NORTH-NORTHEAST OF HERN RIDGE ON BRENNAN WOODS ELEMENTARY SCHOOL PROPERTY, IT IS 197.4 FT. EASTERLY FROM THE SOUTHEAST CORNER OF SCHOOL BUILDING, 28.8 FT. NORTHERLY OF A BIG OAK TREE, AND SIXTEEN FT. WEST OF UTILITY POLE WITH A GARBONITE WARNING POST; 3.8 FT. SOUTH OF THE SOUTH SIDE OF WALK; AND 13.2 FT. WEST FROM END OF WALK.

PLANNING CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT OF "HUNTINGTON GLEN PLAT SEVEN" AS SHOWN HEREON, HAS BEEN APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT THIS _____ DAY OF _____, 2021.

_____
PLANNING DIRECTOR

PROPERTY TAX CERTIFICATE

WE FIND FROM THE COLLECTOR OF REVENUE RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON THE FOLLOWING PARCEL NUMBERS, EAST ASSESSED IN THE NAME OF JHB PROPERTIES, INC.:

PART OF 02-7.0-35.0-0.0-000-056
PART OF 02-7.0-35.0-0.0-000-086
02-7.0-35.0-0.0-000-187
02-7.0-35.0-0.0-000-188

_____
PLANNING TECHNICIAN DATE

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	12.00'	S89°09'24"E	L12	128.35'	N79°33'31"E
L2	12.00'	N00°33'30"E	L13	63.33'	S52°47'11"E
L3	148.27'	N48°04'52"E	L14	24.33'	S53°38'56"E
L4	94.00'	N27°31'11"E	L15	15.00'	S03°34'01"E
L5	158.50'	N37°42'49"W	L16	35.16'	S79°27'57"W
L6	103.00'	N21°42'49"W	L17	66.64'	N80°00'53"W
L7	93.15'	S64°13'05"W	L18	29.80'	N26°00'02"E
L8	85.25'	S72°17'20"W	L19	35.75'	N60°05'53"W
L9	60.85'	S46°57'01"W	L20	34.78'	N28°09'28"E
L10	55.51'	S32°41'11"W	L21	172.15'	S80°51'40"W
L11	97.90'	N50°18'11"E			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	174.07'	225.00'	S39°30'30"E	170.60'	
C2	125.03'	280.93'	S39°20'53"E	191.15'	
C3	37.28'	25.00'	S54°30'44"E	25.30'	
C4	136.08'	741.60'	S81°06'02"W	137.80'	
C5	144.16'	1537.80'	S73°07'01"W	144.10'	

PROPERTY DESCRIPTION (OVERALL DEVELOPMENT):

PARCEL 1:

A TRACT OF LAND BEING ALL OF LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT THE SCHWALBERT MINOR SUBDIVISION PLAT (P.B. 240 PAGE 14), RECORDED IN PLAT BOOK 240 PAGE 21, AND PART OF SECTION 35, BEING SITUATED PARTLY IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 5 EAST AND PARTLY IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 5 EAST, ALSO A PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD MARKING THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 5 EAST, ALSO BEING THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 5 EAST; THENCE WITH THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 - SOUTHEAST 1/4 OF SAID SECTION 35 NORTH 00°33'30" EAST 1338.31 FEET TO A POINT; THENCE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4 - SOUTHEAST 1/4 SOUTH 00°11'10" WEST 641.47 FEET TO A POINT; THENCE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4 - SOUTHEAST 1/4 - SOUTHEAST 1/4 NORTH 00°33'28" EAST 13.00 FEET TO A POINT LOCATED ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST 1/4 - SOUTHEAST 1/4; THENCE WITH THE NORTH BOUNDARY LINE OF SAID SOUTHWEST 1/4 - SOUTHEAST 1/4 SOUTH 88°59'54" EAST 831.34 FEET TO A FOUND AXLE, AXLE BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO COMBS BY DEED RECORDED IN DOCUMENT NO. 2002-24254 OF THE JEFFERSON COUNTY RECORDS; THENCE WITH THE EAST BOUNDARY LINE OF SAID COMBS PARCEL AND WITH THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 35 NORTH 00°34'11" EAST 1358.12 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER, NORTH 00°47'04" EAST 1837.16 FEET TO A FOUND IRON PIN MARKING THE NORTHWEST CORNER OF SAID VOSS PARCEL; THENCE WITH THE WEST BOUNDARY LINE OF SAID VOSS PARCEL SOUTH 01°11' WEST 298.80 FEET TO A POINT FROM WHICH A FOUND IRON ROD BEARS SOUTH 01°11' EAST 5.12 FEET; THENCE NORTH 88°50'54" WEST 496.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 - SOUTHEAST 1/4 FROM WHICH A FOUND IRON ROD BEARS WEST 0.83 FEET; THENCE WITH THE WEST BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO GARY GRAVES BY DEED RECORDED IN DOCUMENT NO. 2007-16115 FEET TO A FOUND IRON PIPE; THENCE SOUTH 72°17'20" WEST 85.25 FEET TO A FOUND IRON PIPE; THENCE SOUTH 46°57'01" WEST 60.85 FEET TO A FOUND IRON PIPE; THENCE SOUTH 32°41'11" WEST 55.51 FEET TO A FOUND IRON PIPE; THENCE SOUTH 50°18'11" EAST 97.90 FEET TO A FOUND IRON PIPE; THENCE NORTH 89°19'11" EAST 41.00 FEET TO A FOUND IRON PIPE; THENCE NORTH 00°33'30" EAST 128.35 FEET TO A FOUND IRON PIPE; THENCE NORTH 89°09'24" EAST 318.30 FEET TO A POINT; THENCE NORTH 84°10'00" EAST 34.31 FEET TO A FOUND IRON PIPE LOCATED ON THE SOUTHERN BOUNDARY LINE OF GARY GRAVES PARCEL BEING LOT 3A OF LOT 3 OF THOREAU ACRES; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID LOT 3A SOUTH 80°58'10" EAST 49.82 FEET TO A FOUND ALUMINUM ROD MONUMENT LOCATED ON THE EAST BOUNDARY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35; THENCE WITH THE EAST BOUNDARY LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER SOUTH 00°40'01" WEST 1849.29 FEET TO A FOUND IRON PIPE BEING THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE WITH THE EAST BOUNDARY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35 SOUTH 00°33'28" WEST 2695.94 FEET TO A FOUND SQUARE IRON BAR BEING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4, NORTH 89°09'40" WEST 90.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 6 OF THE SCHWALBERT MINOR SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 240 PAGES 14 AND 15; THENCE DEPARTING THE SOUTH BOUNDARY LINE AND WITH THE EAST AND NORTH BOUNDARY LINES OF SAID LOT 6, NORTH 00°58'52" EAST 145.00 FEET TO A POINT; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID WEST HALF OF THE SOUTHEAST 1/4, NORTH 89°09'40" WEST 208.37 FEET TO THE NORTHERNMOST CORNER OF LOT 6; THENCE WITH THE WESTERN AND SOUTHERN BOUNDARY LINES OF SAID LOT 6 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.42 FEET, SO THE POINT OF TANGENCY; THENCE SOUTH 89°20'30" WEST 58.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND AN ARC DISTANCE OF 27.28 FEET TO A POINT; THENCE SOUTH 00°34'01" EAST 15.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF GARY GRAVES ROAD (VARIABLE WIDTH) AS DEDICATED BY A FOUND IRON ROD; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF OLD LEAVY FERRY ROAD ALONG A CURVE TO THE LEFT, WHICH RADIUS BEARS SOUTH 02°34'01" EAST 141.00 FEET, AN ARC DISTANCE OF 170.25 FEET TO THE POINT OF COMPOUND CURVATURE, MARKED BY A FOUND ALUMINUM ROD MONUMENT; THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY OF SAID ROAD ALONG A CURVE HAVING A RADIUS OF 5557.00 FEET, AN ARC DISTANCE OF 144.15 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 79°27'57" WEST 35.19 FEET TO A POINT, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, NORTH 80°00'53" WEST 66.64 FEET TO A POINT, FROM WHICH A FOUND IRON ROD BEARS NORTH 34°19'18" EAST 5.58 FEET; THENCE NORTH 26°00'02" EAST 29.80 FEET TO A POINT, FROM WHICH A FOUND IRON PIPE BEARS NORTH 82°59'17" WEST 0.39 FEET; THENCE NORTH 60°05'53" WEST 35.75 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 70°29'46" EAST 34.76 FEET TO A POINT; THENCE NORTH 28°09'28" EAST 34.78 FEET TO A POINT LOCATED ON THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 2, FROM WHICH A FOUND SQUARE IRON BAR BEARS SOUTH 85°37'49" WEST 0.71 FEET; THENCE WITH THE WEST BOUNDARY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, NORTH 00°58'52" EAST 290.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,548,854 SQ. FT. (127.34 ACRES) OF LAND, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE 2020 UNDER ORDER NUMBER 05-10-335.

PARCEL 2:

A TRACT OF LAND BEING ALL OF ADJUSTED NEW LOT 8 OF BOUNDARY ADJUSTMENT PLAT OF NEW LOT 4 AND NEW LOT 8 OF SCHWALBERT MINOR SUBDIVISION PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT DOCUMENT NO. 2014P-009063 OF THE JEFFERSON COUNTY, MISSOURI RECORDS.

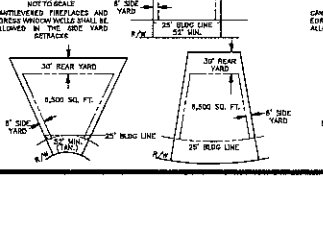
PLAT AREA DETAIL:

TOTAL PLAT AREA: 1,769,434 S.F. (40.62ac ACRES)
DEVELOPABLE LOT AREA: 347,913 S.F. (7.99ac ACRES)
COMMON GROUND AREA: 893,942 S.F. (19.79ac ACRES)
RIGHT-OF-WAY AREA: 55,696 S.F. (1.28ac ACRES)

TYPICAL "A" LOTS

NOT TO SCALE

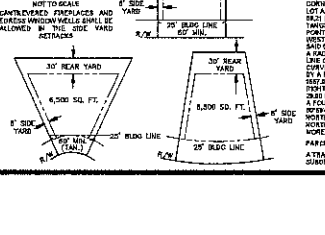
CANTILEVERED FIREPLACES AND CORESS WINDOW WELLS SHALL BE ALLOWED IN THE SIDE YARD SETBACKS



TYPICAL "B" LOTS

NOT TO SCALE

CANTILEVERED FIREPLACES AND CORESS WINDOW WELLS SHALL BE ALLOWED IN THE SIDE YARD SETBACKS



SURVEYOR'S NOTES:

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMo) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT REFERS.
2. BASIS OF BEARINGS: MISSOURI STATE PLANE EAST ZONE (3802) NORTH, RELATIVE TO STATIONS JE-61, JE-57, AND JE-162 OF THE MISSOURI DNR GEOGRAPHIC REFERENCE SYSTEM.
3. THIS PLAT CONTAINS 23.23 ACRES MORE OF LESS (15.99 ACRES, MORE OR LESS OF COMMON GROUND) 20 "A" (52-FEET WIDE) LOTS AND 34 "B" (60-FEET WIDE) LOTS) FOR A TOTAL OF 54 LOTS.
4. SOURCE OF RECORD TITLE: DOCUMENT NO. 2015-042196 OF THE JEFFERSON COUNTY RECORDS AND DOCUMENT NO. 2018R-012683 OF THE JEFFERSON COUNTY RECORDS.
5. THE SUBJECT TRACT IS CURRENTLY ZONED "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT.
6. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JEFFERSON COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 116 OF 801, COMMUNITY PANEL NUMBER 2290500116F DATED JUNE 20, 2011, THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
8. THE STERLING COMPANY HAS USED, (EXCLUSIVELY, A TITLE COMMITMENT FURNISHED BY TITLE PARTNERS AGENCY, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING A FILE NUMBER OF 16-CA-120-0003 WITH AN EFFECTIVE DATE OF JUNE 15, 2015, AND A TITLE COMMITMENT FURNISHED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC. HAVING A FILE NUMBER OF 16-0001-JH WITH AN EFFECTIVE DATE OF JULY 28, 2016. THE NOTES REGARDING SCHEDULE B, SECTION 2 OF SAID COMMITMENTS ARE AS FOLLOWS:

TITLE COMMITMENT FILE NO. 16-0001-JH (SCHEDULE B-2):

ITEMS 1-5: ARE GENERAL EXCEPTIONS AND SURVEYOR HAS NO COMMENT

ITEM 6: PROVISIONS OF A ROAD MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 561 PAGE 43, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON, SAID AGREEMENT IS TO COLLECT FUNDS AS NEEDED AND MAINTAIN "GARDEN LANE", A PRIVATE DRIVE, LEADING TO ITS RESPECTIVE PROPERTIES. AND AGREEMENT DOES NOT AFFECT THE LOTS CREATED BY THIS PLAT.

ITEM 7: EASEMENTS TO UNION ELECTRIC COMPANY RECORDED IN DEED BOOK 384 PAGE 610, AND DEED BOOK 384 PAGE 613, BOOK 394, PAGE 610 HAS BEEN PARTIALLY RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NUMBERS 2016-010944, AND BOOK 394, PAGE 612 HAS BEEN PARTIALLY RELEASED BY INSTRUMENT RECORDED IN DOCUMENT NUMBERS 2016-010945. REMAINING PORTIONS OF THE EASEMENTS DO NOT AFFECT THE LOTS CREATED BY THIS PLAT.

ITEM 8: EASEMENTS FOR UTILITY PURPOSES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 195 PAGE 10 AND PLAT BOOK 240 PAGE 21. EASEMENTS DO NOT AFFECT THE LOTS CREATED BY THIS PLAT. THOSE PARTS OF THE ABOVE EASEMENTS WHICH FALL WITHIN THE LIMITS OF THIS OVERALL DEVELOPMENT HAVE BEEN RELEASED AS NOTED BELOW:

A. AT&T - FULL RELEASE BY DOCUMENT NO. 2016R-009878.
B. GREATER MERAMEC WATER SUPPLY DISTRICT - FULL RELEASE BY DOCUMENT NO. 2016R-016117.
C. CHARTER COMMUNICATIONS - FULL RELEASE BY DOCUMENT NO. 2016R-010696.
D. LACLEDE GAS COMPANY - FULL RELEASE BY DOCUMENT NO. 2016R-009941.
E. ROCK CREEK SEWER DISTRICT - FULL RELEASE BY DOCUMENT NO. 2016R-008198.
F. AMEREN MISSOURI - PARTIAL RELEASE BY DOCUMENT NO. 2016R-009895.

NOTE: REMAINING PORTIONS OF SAID EASEMENTS DO NOT AFFECT THE LOTS CREATED BY THIS PLAT.

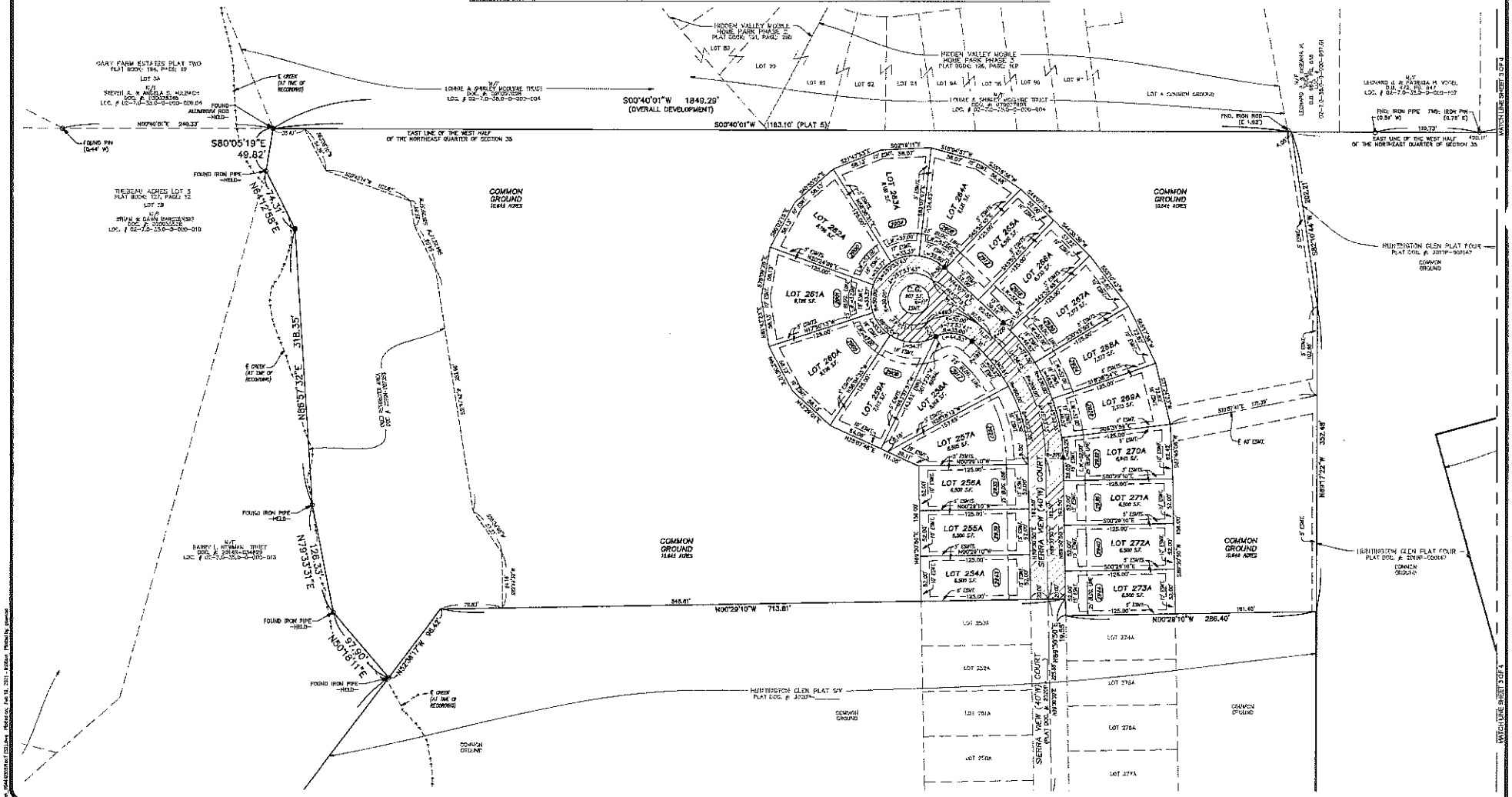
ITEM 9: EASEMENT TO UNION ELECTRIC LIGHT & POWER COMPANY RECORDED IN DEED BOOK 153 PAGE 618. A BLANKET EASEMENT OVER THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 35, SAID EASEMENT HAS BEEN PARTIALLY RELEASED BY INSTRUMENT RECORDED AS DOCUMENT NO. 2016R-009878 OF THE JEFFERSON COUNTY RECORDS. REMAINING PORTIONS OF THE EASEMENT DO NOT AFFECT THE LOTS CREATED BY THIS PLAT.

ITEM 10: EASEMENTS FOR INGRESS AND EGRESS ACCORDING TO INSTRUMENTS RECORDED IN BOOK 604 PAGE 812 AND BOOK 604 PAGE 1427. DO NOT AFFECT ANY LOTS CREATED BY THIS PLAT.

ITEM 11: ROAD EASEMENT AND WATER EASEMENT ACCORDING TO INSTRUMENT RECORDED IN DEED BOOK 748 PAGE 330 OF THE JEFFERSON COUNTY RECORDS EXHIBITS THE SUBJECT PROPERTY ACROSS THE GARVEY PROPERTY AS SHOWN HEREON. SAID EASEMENT DOES NOT AFFECT THE LOTS CREATED BY THIS PLAT.

ITEM 12: ROAD EASEMENTS AND DRAINAGE EASEMENTS ACCORDING TO INSTRUMENT R

HUNTINGTON GLEN PLAT SEVEN



THE STERLING CO.
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5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8844
www.sterling-eng-slt.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: FEB. 10, 2021
JOB NO.:	05-10-355	HUNTINGTON GLEN PLAT SEVEN

ABBREVIATION LEGEND:

- BK. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- D.B. = DEED BOOK
- EGMT. = EASEMENT
- FND. = FOUND
- N/F = NOW OR FORMERLY
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PVMT. = PAVEMENT
- (R) = RECORD
- R.O.W. = RIGHT-OF-WAY
- RET. = RETAINING
- (S) = SURVEYED
- S.F. = SQUARE FEET
- T.S.E. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W = WIDTH

SYMBOL LEGEND:

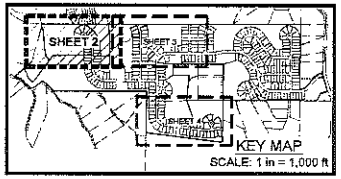
- SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" LEAD W/ ALUMINUM CAP).
- SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" LEAD W/ PLASTIC CAP OR CUT CROSS).
- SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- FOUND PERMANENT MONUMENT
- FOUND SEMI-PERMANENT MONUMENT
- FOUND CROSS
- FOUND ANCHOR
- BENCHMARK
- ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- DRAINAGE EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



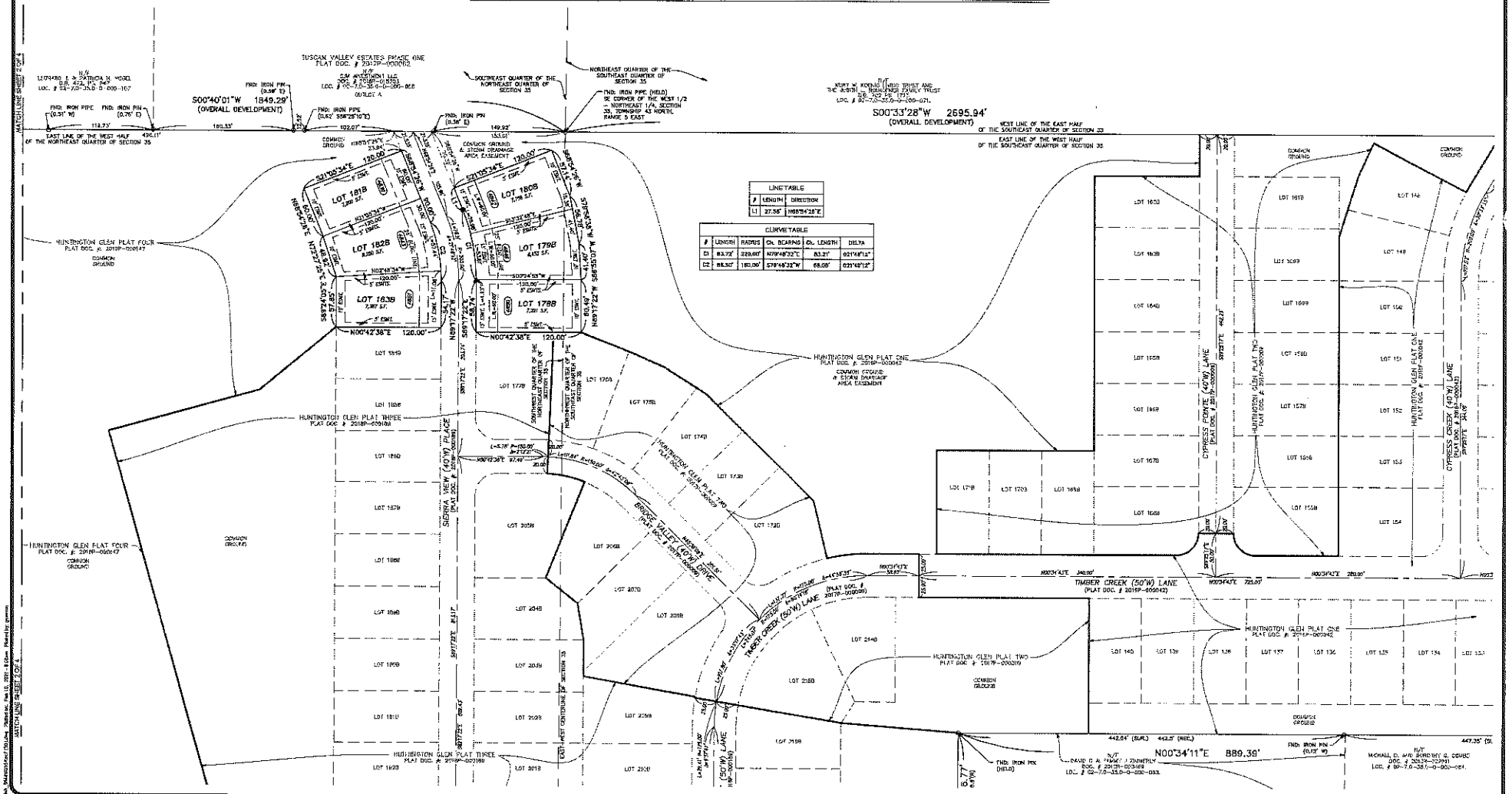
SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 367-D

JAMES A. HENSON, P.L.S. - VICE PRESIDENT — DATE
MO. REG. L.S. #2005017963

HUNTINGTON GLEN PLAT SEVEN



LINE TABLE		
#	LENGTH	DIRECTION
L1	27.58'	N88°54'28"E

CURVE TABLE					
#	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	DELTA
C1	83.72'	220.00'	N70°48'32"E	83.21'	021°48'12"
C2	68.30'	180.00'	S70°48'32"W	68.00'	021°42'12"

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DRAWN BY:	GFS	MSD P# - NA
CHECKED BY:	JAH	DATE: FEB. 10, 2021
JOB NO.:	05-10-353	HUNTINGTON GLEN PLAT SEVEN

ABBREVIATION LEGEND:

BK.	=	BOOK
BLDG.	=	BUILDING
C.G.	=	COMMON GROUND
CHB	=	CHORD BEARING
CHD	=	CHORD DISTANCE
D.B.	=	DEED BOOK
ESMT.	=	EASEMENT
FND.	=	FOUND
N/F	=	NOW OR FORMERLY
(R/R)	=	RADIAL
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PVMT.	=	PAVEMENT
(R)	=	RECORD
R.O.W.	=	RIGHT-OF-WAY
RET.	=	RETAINING
(S)	=	SURVEYED
S.F.	=	SQUARE FEET
T.S.C.L.	=	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	=	WIDTH

SYMBOL LEGEND:

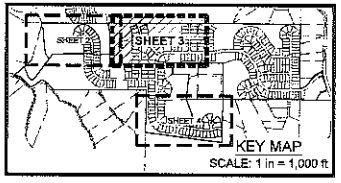
- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" LROD W/ ALUMINUM CAP).
- ● = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" LROD W/ PLASTIC CAP OR CUT CROSS).
- ○ = SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ✡ = SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- ⊡ = FOUND PERMANENT MONUMENT
- ⊙ = FOUND SEMI-PERMANENT MONUMENT
- + = FOUND CROSS
- ⊕ = FOUND ANCHOR
- ◆ = BENCHMARK
- (123) = ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY
- DRAINAGE EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



KEY MAP
SCALE: 1 in = 1,000 ft

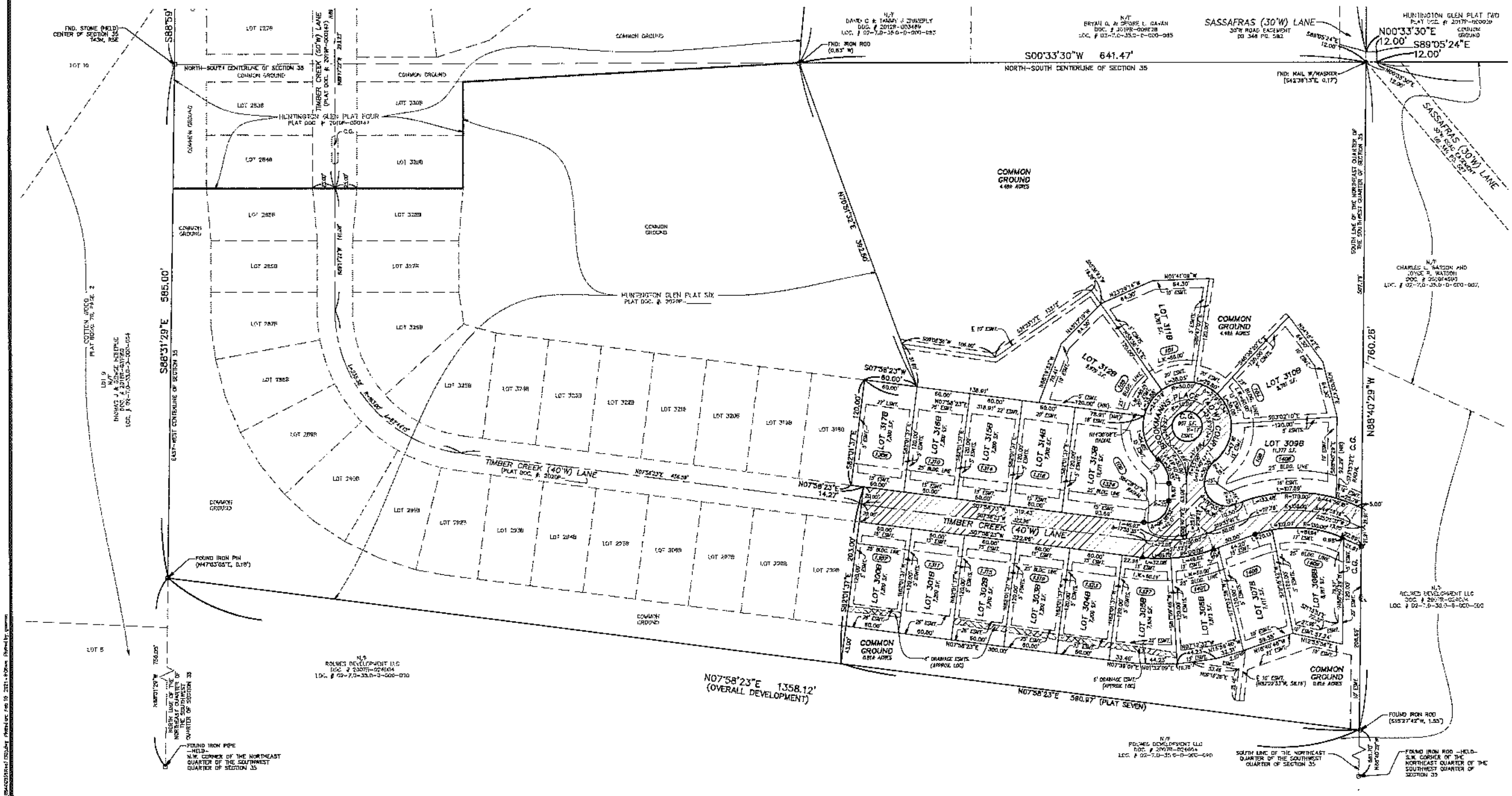
SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 3074D

JAMES A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #2003017943

HUNTINGTON GLEN PLAT SEVEN



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- W - WIDTH

SYMBOL LEGEND:

- ▲ - SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" IRON W/ ALUMINUM CAP).
- ● - SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" IRON W/ PLASTIC CAP OR CUT CROSS).
- ○ - SET PERMANENT MONUMENT IN PREVIOUS PLAT.
- ☼ - SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT.
- ⊡ - FOUND PERMANENT MONUMENT
- ⊙ - FOUND SEMI-PERMANENT MONUMENT
- ✚ - FOUND CROSS
- ⚓ - FOUND ANCHOR
- ◆ - BENCHMARK
- (321) - ADDRESS

HATCHING LEGEND:

- PUBLIC RIGHT-OF-WAY - ////
- DRAINAGE EASEMENT - XXXX

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP
SCALE: 1 in = 1,000 ft

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

THE STERLING COMPANY
MO REG. 297-D

JANELY A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S.

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