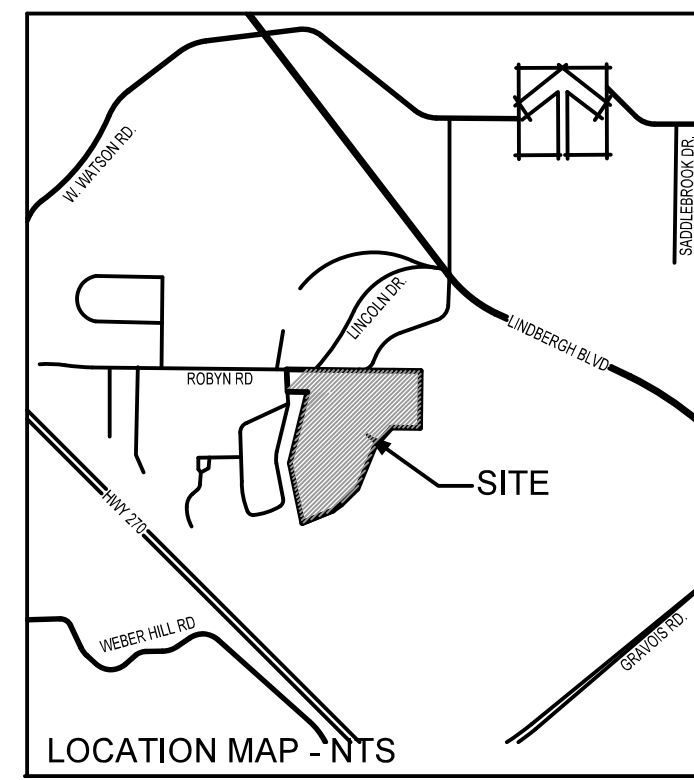
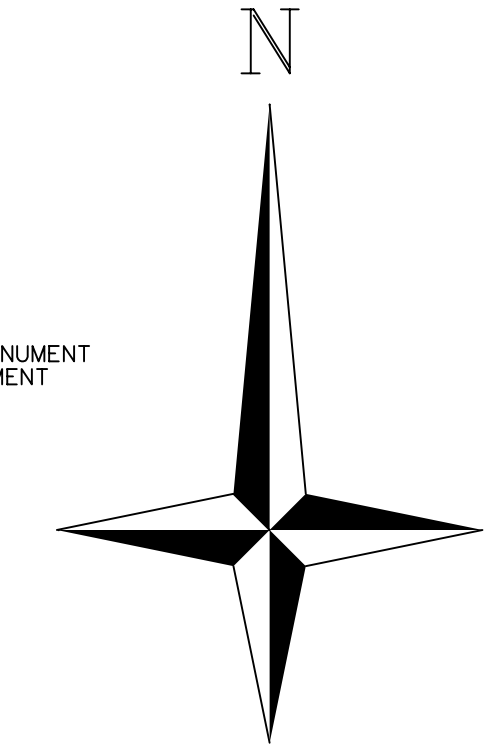


# SUNSET RESERVE PLAT ONE

A TRACT OF LAND BEING  
PART OF SECTION 24  
TOWNSHIP 44 NORTH - RANGE 5 EAST  
ST. LOUIS COUNTY, MISSOURI  
ZONED R-1 SINGLE FAMILY 1 ACRE



LEGEND  
TYP. BLDG. ESMT.  
S.F.  
CURB  
SET PERMANENT MONUMENT  
CENTER LINE  
RADIUS  
ARCH LENGTH  
COMMON GROUND  
NON-RADIAL



Scale in Feet  
Scale: 1"=60'

### Notes:

- The bearing system was established from Grid North of the Missouri Coordinate System of 1983, East Zone by utilizing Trimble R10 GPS instrumentation and the MoDOT GPS RTK Network.
- Property referenced from Old Republic National Title Insurance Company File No. 2106226, dated September 17, 2021, File No. 2102501, dated March 29, 2021 and File No. 2008722, dated April 9, 2021. The above referenced commitments were relied upon to disclose all easements of record.
- St. Louis County Benchmark 18317 - NAVD88(SL2011a) Elev = 641.81 FUS (or) 195.625 Meter NGVD29 Elev = 642.03 Ftus "Standard Aluminum Disk" stamped SL-54 1992. Disk is set on the south side of Eddie and Park Road; 172' east of the ritnose to Court Yard Subdivision, 17' south of the centerline of Eddie and Park Road. Approximately 0.3 miles east of the intersection of Lindbergh Boulevard and Eddieand Park Road.
- This Plat Contains 28.195 Acres
- Source of Record:  
Deed Book 24792 page 9930  
Deed Book 25018 page 1407  
Deed Book 25328 page 4086

A tract of land being part of Section 24, Township 44 North Range 5 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East-West centerline of said Section 24 with the East line of said Section 24; thence Southwarily along said East line South 00 degrees 56 minutes 49 seconds West 553.09 feet to a point in the South line of property described in deed recorded in Book 18639 page 873 of the St. Louis County records; thence along said South line the following courses and distances: South 89 degrees 26 minutes 49 seconds West 276.38 feet, South 41 degrees 39 minutes 38 seconds West 242.67 feet, South 22 degrees 55 minutes 56 seconds West 449.14 feet, South 45 degrees 33 minutes 06 seconds West 216.59 feet, South 53 degrees 48 minutes 11 seconds West 102.80 feet and South 67 degrees 44 minutes 35 seconds West 321.68 feet to the East line of "Forest Ridge Plat 1", a subdivision according to the plat thereof recorded in Plat Book 121 page 18 of the St. Louis County records; thence Northwarily along said East line and along the East line of property described in deed to Robert and Joyce Snyder recorded in Book 5907 page 1893 of the St. Louis County records, North 11 degrees 53 minutes 09 seconds West 597.36 feet and North 14 degrees 15 minutes 28 seconds East 734.77 feet to the North line of said Snyder property, thence Westwarily along said North line North 89 degrees 37 minutes 12 seconds West 225.44 feet to the East line of Sunny Creek Lane, varying width; thence Northwarily along said East line North 00 degrees 17 minutes 56 seconds East 179.15 feet to the South line of Robyn Road, 50 feet wide South 89 degrees 13 minutes 20 seconds East 836.41 feet to the East line of said Robyn Road, 50 feet wide; thence Northwarily along said East line North 24 degrees 56 minutes 40 seconds East 21.92 feet to the aforementioned East-West Centerline of said Section 24; thence Eastwarily along said centerline South 89 degrees 13 minutes 20 seconds East 478.00 feet to the point of beginning and containing 28.195 Acres according to survey by Volz Inc during December 2021.

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 "Sunset Reserve Plat One".

Sunset Reserve Drive 40' wide and Sunset Valley Court 40' wide together with all cul-de-sacs and roundings located at the street intersections are for the use and benefit of the present and future owners or residents of this subdivision and may be used for parking, ingress and egress, sewers and public and private utilities, with the right of temporary use of adjacent ground for the excavation and storage of materials during installation, repair, or replacement of said roads and drainage facilities. All private streets within this plat are private and are to remain private, never to be accepted for maintenance by the City of Sunset Hills.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri; Spire Missouri Inc.; Ameren Missouri; AT&T Missouri, Missouri American Water Company; The Metropolitan St. Louis Sewer District and the Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing of public and private utilities, sewer or sewers, storm water improvements and drainage 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, sewer or sewers, storm water improvements and drainage facilities.

The BMP Reserve Areas as shown on this plat are hereby established for the stormwater management features, also known as Water Quality Reserve Areas. The reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated \_\_\_\_\_, 2022 as recorded in the Recorder of Deed's Book \_\_\_\_\_, Page \_\_\_\_\_ or as amended thereafter. The Sunset Reserve Home Owners Association shall be obligated to maintain, repair, construct, improve and operate the BMP Reserve Areas shown on this plat and the Detention Facilities, Stormwater Best Management Practices, including, but not limited to, private sewers and private stormwater improvements constructed thereon as per the MSD approved stormwater management facilities report. (MSD Record #22MSD-000024)

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2022 as Daily Number \_\_\_\_\_ in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Trustees of Sunset Reserve by General Warranty Deed recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2022 as Daily Number \_\_\_\_\_ in the St. Louis County Records.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) 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 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.030 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Westview Investments LLC \_\_\_\_\_ Signature

STATE OF MISSOURI } SS  
COUNTY OF ST. LOUIS }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that he is the \_\_\_\_\_ of Westview Investments LLC, a limited liability company of the State of Missouri, and that said instrument was signed on behalf of said limited liability company and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

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

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

This is to certify that by the Authority of Ordinance No. \_\_\_\_\_, dated \_\_\_\_\_, 2022, this plat of "Sunset Reserve Plat One" has been approved by the City of Sunset Hills, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Terry Belter, Chairman Planning and Zoning Commission

Patricia Fribis, Mayor

Brittany Gillett, City Administrator

Old Republic National Title Insurance Company  
File No 2106226, dated September 17, 2021  
File No 2102501, dated March 29, 2021  
File No 2008722, dated April 9, 2021  
Schedule B Exceptions from Coverage  
(Note: Surveyor's Comments in Brackets)

- Easement granted to The Savings Trust Company recorded in Book 1141 page 438. [Shown]
- Covenants, restrictions and conditions recorded in Book 836 page 225 and Book 1647 page 269. [Shown]
- Right of Way of 50 foot strip according to instrument recorded in Book 1592 page 626, known as proposed John Lane and or Hynes Lane. [Shown]

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

**VOLZ**  
Incorporated  
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St. Louis, Missouri 63132  
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WWW.VOLZINC.COM

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

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY.  
NO. 19 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING  
NO. 205 EXPIRES: DECEMBER 31, 2023 - ENGINEERING