

# VISTAS AT STONE CASTLE

A TRACT OF LAND BEING PART OF THE  
SOUTHWEST 1/4 OF SECTION 23,  
TOWNSHIP 44 NORTH, RANGE 5 EAST  
CITY OF SUNSET HILLS  
ST. LOUIS COUNTY, MISSOURI  
CURRENT ZONING: PD-R  
FINAL DEVELOPMENT PLAN

### STATE PLANE COORDINATES:

TRIMBLE GPS EQUIPMENT WAS USED AND THE GPS OBSERVATIONS WERE ADJUSTED USING TRIMBLE SURVEY OFFICE SOFTWARE AND TO THE BEST OF MY KNOWLEDGE, THE CALCULATED STATE PLANE COORDINATES MEET THE ACCURACY STANDARDS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS AN URBAN PROPERTY RELATIVE TO THE MODOT VRS NETWORK, ONE STATION OF WHICH IS MOSI (PID DL3650), WHOSE COORDINATES ARE SHOWN BELOW:

MISSOURI COORDINATES (METERS)  
NORTHING = 299862.167 EASTING = 256190.019  
GRID FACTOR 0.9999107 (1 METER = 3.28083333 FEET)  
STATE PLANE COORDINATES (METERS)

POINT	NORTHING	EASTING
1	300043.4981	256150.7032
2	300049.7046	256214.5259
3	300002.4693	256248.0339
4	299942.1817	256226.5147
5	299889.0164	256308.3148
6	299850.4808	256299.8295
7	299827.5178	256286.3189
8	299807.6790	256278.8196
9	299759.7635	256256.2781
10	299703.4733	256202.5453
11	299695.5333	256160.5499
12	299702.9151	256120.8469
13	299716.3950	256109.9830
14	299689.0642	256104.7451
15	299702.0889	256100.0454
16	299726.8015	256101.5951
17	299739.2307	256107.7893
18	299896.8355	256133.9240
19	299911.8536	256135.9956
20	300009.6740	256161.2855
21	300042.1388	256150.8372

### LINE TABLE:

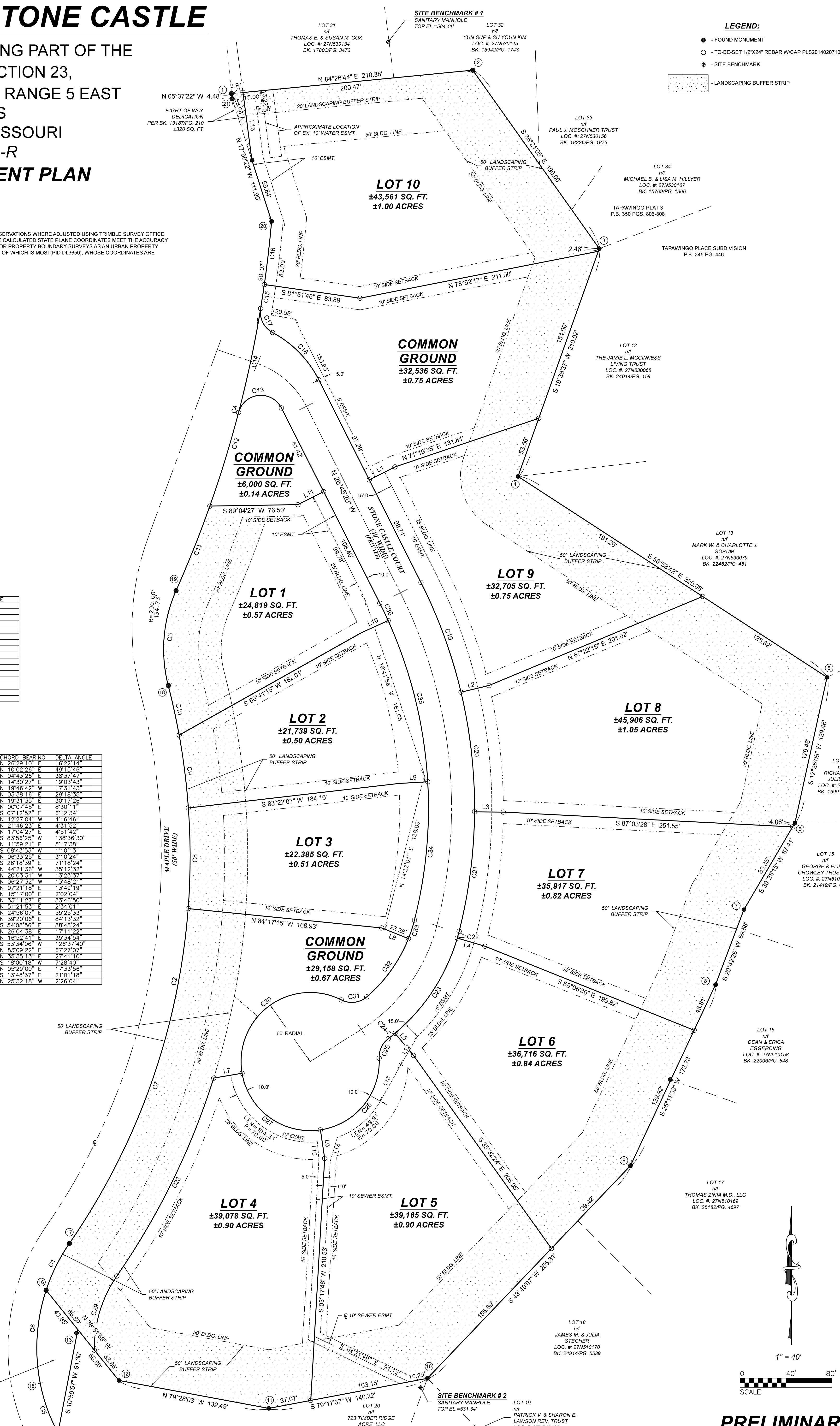
LINE	BEARING	DISTANCE
L1	N 63°14'40" E	25.00'
L2	N 76°38'17" E	25.00'
L3	N 89°33'21" W	25.00'
L4	N 73°41'58" W	25.00'
L5	N 39°55'08" W	25.00'
L6	N 08°33'08" W	25.00'
L7	S 80°15'18" W	25.00'
L8	S 68°15'22" E	25.00'
L9	N 86°42'02" E	25.00'
L10	S 63°40'42" W	25.00'
L11	S 63°14'42" W	25.00'
L12	S 30°17'05" W	28.35'
L13	N 29°26'18" E	36.56'
L14	S 16°32'23" W	11.40'
L15	N 05°07'34" W	15.02'
L16	N 07°30'37" W	59.29'

### CURVE TABLE:

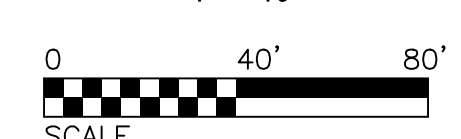
CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING	DELTA ANGLE
C1	150.00'	45.72'	45.58'	N 28°29'10" E	18°27'14"
C2	590.00'	507.28'	491.80'	N 10°02'26" E	49°15'46"
C3	125.00'	84.28'	82.69'	N 04°43'26" E	38°37'27"
C4	1030.00'	332.69'	331.16'	N 14°30'27" E	19°03'43"
C5	150.00'	45.89'	45.71'	N 19°46'42" W	17°31'43"
C6	160.00'	81.85'	80.96'	N 03°38'16" E	29°18'35"
C7	590.00'	311.34'	308.32'	N 19°31'35" E	30°17'26"
C8	590.00'	81.50'	81.42'	N 00°07'45" E	8°30'11"
C9	590.00'	63.78'	63.75'	S 07°12'52" E	6°12'34"
C10	590.00'	44.07'	44.06'	N 12°27'04" W	4°16'46"
C11	1000.00'	79.09'	79.06'	N 21°46'23" E	4°31'52"
C12	1000.00'	85.02'	84.99'	N 17°04'27" E	4°51'42"
C13	20.00'	48.38'	37.42'	S 83°56'25" W	138°36'30"
C14	1000.00'	92.40'	92.36'	N 11°59'21" E	5°17'38"
C15	1000.00'	21.03'	21.03'	S 08°43'53" W	11°01'13"
C16	1000.00'	55.16'	55.16'	N 06°33'25" E	3°10'24"
C17	20.00'	24.89'	23.32'	S 26°18'39" E	71°18'24"
C18	95.00'	58.38'	57.46'	N 44°21'56" W	35°12'52"
C19	435.00'	101.69'	101.46'	N 20°03'31" W	13°23'37"
C20	435.00'	104.82'	104.56'	N 06°27'32" W	13°48'21"
C21	435.00'	104.94'	104.69'	N 07°21'18" E	13°49'19"
C22	170.00'	16.04'	16.04'	N 15°17'00" E	2°02'04"
C23	170.00'	100.23'	98.78'	N 33°11'27" E	33°46'50"
C24	170.00'	7.62'	7.62'	N 51°21'53" E	2°34'01"
C25	20.00'	19.35'	18.60'	N 24°56'07" E	55°28'33"
C26	60.00'	88.20'	80.47'	N 39°20'06" E	84°13'32"
C27	60.00'	93.00'	83.96'	S 54°08'56" E	88°48'24"
C28	640.00'	192.01'	191.29'	N 26°04'58" E	17°11'22"
C29	110.00'	66.33'	65.24'	N 16°02'41" E	32°34'54"
C30	60.00'	132.60'	107.22'	S 53°34'06" W	126°37'40"
C31	20.00'	23.55'	22.21'	N 83°09'22" E	6°27'07"
C32	130.00'	62.82'	62.21'	N 35°35'13" E	27°41'10"
C33	130.00'	16.97'	16.95'	S 18°00'18" W	7°28'40"
C34	395.00'	121.10'	120.63'	N 05°29'00" E	17°33'56"
C35	395.00'	144.32'	144.11'	S 13°48'57" E	21°01'18"
C36	395.00'	16.78'	16.78'	N 25°32'18" W	22°26'04"

### LEGEND:

- - FOUND MONUMENT
- - TO-BE-SET 1/2"x24" REBAR W/ CAP PLS2014020710
- ◆ - SITE BENCHMARK
- ▨ - LANDSCAPING BUFFER STRIP



1" = 40'



**PRELIMINARY**

SHEET 2 OF 2	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Revision No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Revision No.	Date	Description				DATE: _____ SIGNATURE: _____ PLANNING & SURVEYING MISSOURI LICENSE NO. 2014020710	PROFESSIONAL REGISTERED SURVEYOR MISSOURI LICENSE NO. 2014020710 SEAL	<b>VISTAS AT STONE CASTLE</b> A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 5 EAST <b>ST. LOUIS COUNTY, MISSOURI</b>	Drawn By: S.L.S. Checked By: D.D.D. Project No.: 22-130 Date: 9/23/2022	3610 Andora Place Saint Louis, Missouri 63125 Ph (314) 800-8446 Fax (314) 200-3006 www.checkpointsurveying.com	
Revision No.	Date	Description											