

# SUNSET RESERVE PLAT TWO

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

Proposed Lots 1 and 17:

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:

Beginning at a point in the South line of Robyn Road, 50 feet wide, being the Northeast corner of Lot 18 of "Sunset Reserve Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 page 118 of the St. Louis County records; thence Eastwardly along said South line of Robyn Road, 50 feet wide, South 89 degrees 13 minutes 20 seconds East 173.59 feet to the West line of Sunset Reserve Drive, varying width; thence Southwardly along said West line of Sunset Reserve Drive, varying width, the following courses and distances: along a curve to the right whose radius point bears South 0 degrees 46 minutes 40 seconds West 20.00 feet from the last mentioned point, a distance of 31.22 feet, South 0 degrees 12 minutes 14 seconds West 23.57 feet, along a curve to the left whose radius point bears South 89 degrees 47 minutes 46 seconds East 107.00 feet from the last mentioned point, a distance of 31.19 feet, South 16 degrees 29 minutes 43 seconds East 12.41 feet, along a curve to the right whose radius point bears South 73 degrees 30 minutes 17 seconds West 93.00 feet from the last mentioned point, a distance of 27.11 feet, South 0 degrees 12 minutes 14 seconds West 93.30 feet, along a curve to the right whose radius point bears North 89 degrees 47 minutes 46 seconds West 180.00 feet from the last mentioned point, a distance of 87.39 feet, South 28 degrees 01 minutes 16 seconds West 128.82 feet and along a curve to the left whose radius point bears South 61 degrees 58 minutes 44 seconds East 250.00 feet from the last mentioned point, a distance of 23.82 feet to the North line of Lot 2 of aforesaid "Sunset Reserve Plat One"; thence Westwardly along said North line of Lot 2, North 66 degrees 21 minutes 16 seconds West 203.04 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 Northwardly along said East line of "Forest Ridge Plat 1", the East line of property described in deed to Robert and Joyce Snyder recorded in Book 6807 page 1893 of the St. Louis County records and the East line of aforesaid Lot 18 of "Sunset Reserve Plat One", North 14 degrees 15 minutes 28 seconds East 304.66 feet to an angle point; thence Northwardly along the East line of said Lot 18, North 0 degrees 46 minutes 40 seconds East 63.69 feet to the point of beginning and containing 69,230 square feet according to calculations by Volz Incorporated on December 4, 2023.

Proposed Lot 9:

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:

Beginning at the Northeast corner of Lot 8 of "Sunset Reserve Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 page 118 of the St. Louis County records; thence Westwardly along the North line of said Lot 8, North 73 degrees 34 minutes 09 seconds West 254.74 feet to the Northwest corner thereof, being also a point in the East line of Sunset Reserve Drive, 40 feet wide; thence Northwardly along said East line of Sunset Reserve Drive, 40 feet wide, the following courses and distances: along a curve to the right whose radius point bears South 76 degrees 08 minutes 54 seconds East 210.00 feet from the last mentioned point, a distance of 51.93 feet, North 28 degrees 01 minutes 16 seconds East 128.82 feet, along a curve to the left whose radius point bears North 61 degrees 58 minutes 44 seconds West 220.00 feet from the last mentioned point, a distance of 7.66 feet and along a curve to the right whose radius point bears South 63 degrees 58 minutes 30 seconds East 20.00 feet from the last mentioned point, a distance of 28.07 feet to the South line of Sunset Valley Court, 40 feet wide; thence Eastwardly along said South line of Sunset Valley Court, 40 feet wide, South 73 degrees 34 minutes 09 seconds East 80.43 feet and along a curve to the left whose radius point bears North 16 degrees 25 minutes 51 seconds East 220.00 feet from the last mentioned point, a distance of 85.65 feet to a point; thence South 06 degrees 12 minutes 02 seconds West 223.70 feet to the point of beginning and containing 45,377 square feet according to calculations by Volz Incorporated on December 4, 2023.

Proposed Lot 13:

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:

Beginning at the East Quarter corner of said Section 24, Township 44 North - Range 5 East; thence Southwardly along the East line of said Section 24, South 0 degrees 56 minutes 49 seconds West 150.52 feet to a point; thence leaving said East line, South 60 degrees 31 minutes 25 seconds West 265.37 feet to the North line of Sunset Valley Court, 40 feet wide; thence Westwardly along said North line of Sunset Valley Court, 40 feet wide, along a curve to the left whose radius point bears South 60 degrees 31 minutes 25 seconds West 54.00 feet from the last mentioned point, a distance of 85.75 feet and along a curve to the right whose radius point bears North 30 degrees 27 minutes 33 seconds West 30.00 feet from the last mentioned point, a distance of 25.38 feet to a point; thence leaving said North line, North 17 degrees 58 minutes 09 seconds East 280.80 feet to a point in the East and West centerline of Section 24; thence Eastwardly along said East and West centerline of Section 24, South 89 degrees 13 minutes 20 seconds East 245.77 feet to the point of beginning and containing 64,944 square feet according to calculations by Volz Incorporated on December 4, 2023.

Proposed Lot 16:

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:

Commencing at a point in the South line of Robyn Road, 50 feet wide, being the Northeast corner of Lot 18 of "Sunset Reserve Plat One", a subdivision according to the plat thereof recorded in Plat Book 371 page 118 of the St. Louis County records; thence Eastwardly along said South line of Robyn Road, 50 feet wide, South 89 degrees 13 minutes 20 seconds East 277.60 feet to the ACTUAL POINT OF BEGINNING; thence Eastwardly along said South line of Robyn Road, 50 feet wide, South 89 degrees 13 minutes 20 seconds East 144.64 feet to a point; thence leaving said South line, South 0 degrees 12 minutes 14 seconds West 282.57 feet to the North line of Sunset Valley Court, 40 feet wide; thence Westwardly along said North line of Sunset Valley Court, 40 feet wide, the following courses and distances: along a curve to the right whose radius point bears North 11 degrees 29 minutes 48 seconds West 180.00 feet from the last mentioned point, a distance of 87.74 feet, North 73 degrees 34 minutes 09 seconds West 80.43 feet and along a curve to the right whose radius point bears North 16 degrees 25 minutes 51 seconds East 20.00 feet from the last mentioned point, a distance of 26.07 feet to the East line of Sunset Reserve Drive, varying width; thence Northwardly along said East line of Sunset Reserve Drive, varying width, the following courses and distances: along a curve to the left whose radius point bears North 83 degrees 09 minutes 48 seconds West 220.00 feet from the last mentioned point, a distance of 25.47 feet, North 0 degrees 12 minutes 14 seconds East 93.31 feet, along a curve to the right whose radius point bears South 89 degrees 47 minutes 46 seconds East 93.00 feet from the last mentioned point, a distance of 27.09 feet, North 16 degrees 53 minutes 35 seconds East 12.45 feet, along a curve to the left whose radius point bears North 73 degrees 06 minutes 25 seconds West 107.00 feet from the last mentioned point, a distance of 31.17 feet, North 0 degrees 12 minutes 14 seconds West 93.30 feet and along a curve to the right whose radius point bears South 89 degrees 47 minutes 46 seconds East 20.00 feet from the last mentioned point, a distance of 31.82 feet to the point of beginning and containing 47,766 square feet according to calculations by Volz Incorporated on December 4, 2023.

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 Two".

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the 14th day of February, 2024, as Daily Number 491 in the St. Louis County Records, 2023.

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 14th day of February, 2024.

Westview Investments LLC

*Michael Borzillo*  
Signature  
Michael Borzillo, Manager  
Print Name & Title

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS

On this 14th day of February, 2024, before me personally appeared Michael Borzillo, who being by me duly sworn did say that he is the Manager 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 Michael Borzillo 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:

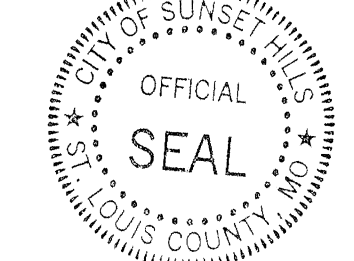
August 9 2024

*Linda M. Younglove*  
Notary Public  
*Linda M. Younglove*

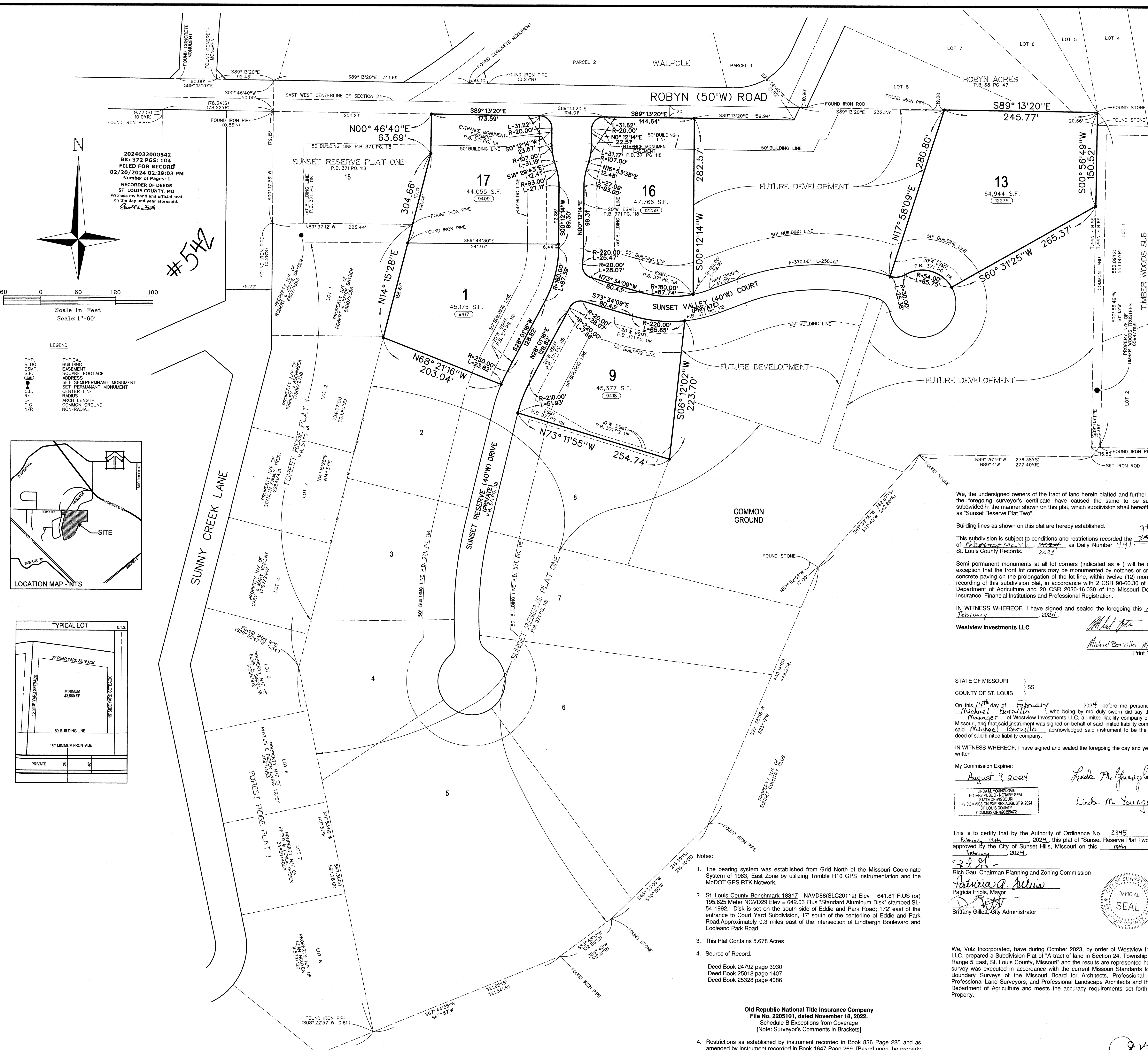
This is to certify that by the Authority of Ordinance No. 2345, dated February 13th, 2024, this plat of "Sunset Reserve Plat Two" has been approved by the City of Sunset Hills, Missouri on this 13th day of February, 2024.

*Rich Gau*  
Rich Gau, Chairman Planning and Zoning Commission

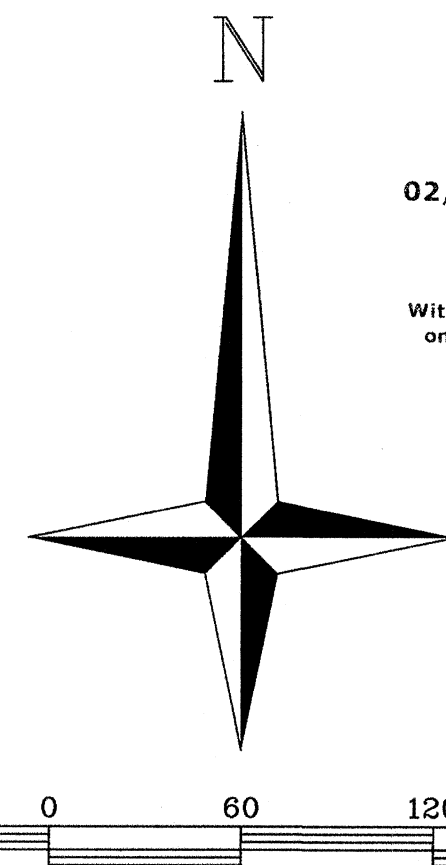
*Patricia A. Bellini*  
Patricia A. Bellini, Mayor  
*Brittany Gillett*  
Brittany Gillett, City Administrator



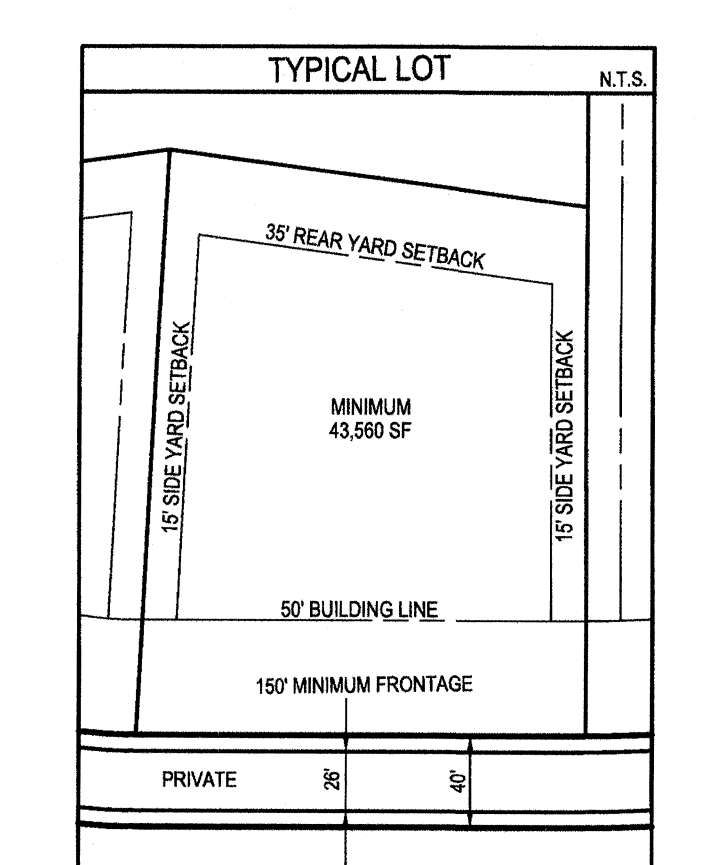
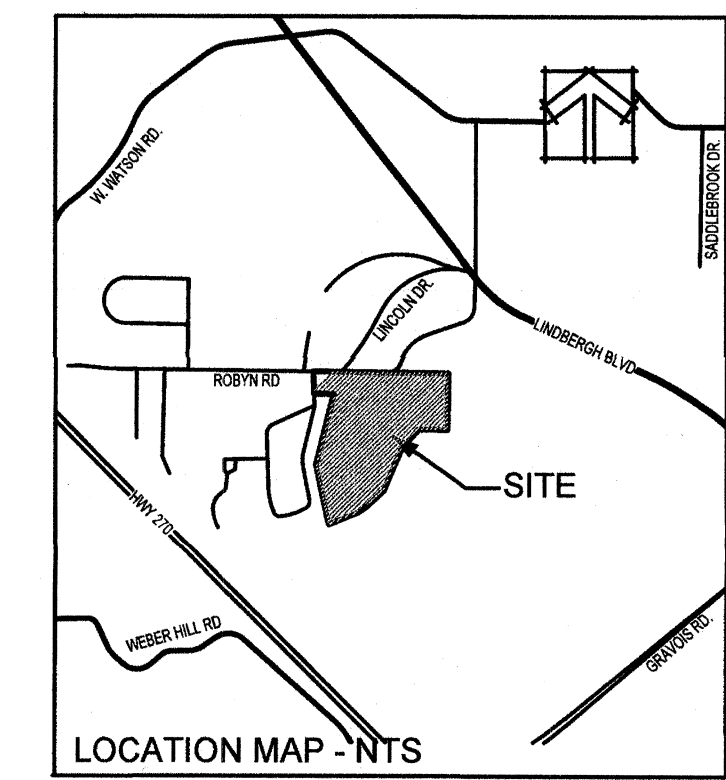
We, Volz Incorporated, have during October 2023, by order of Westview Investments LLC, prepared a Subdivision Plat of "A Tract of Land in Section 24, Township 44 North - Range 5 East, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.



2024022000542  
BK: 372 PGS: 104  
FILED FOR RECORD  
02/20/2024 02:29:03 PM  
Number of Pages: 1  
RECORDER OF DEEDS  
ST. LOUIS COUNTY, MO  
Witness my hand and official seal  
on the day and year aforesaid.  
*Chantal Smith*



LEGEND  
TYP. BLDG. ESMT. S.F. (E) (S) (W) (N)  
TYPICAL BUILDING EASEMENT SQUARE FOOTAGE ADDRESS PERMANENT MONUMENT SET PERMANENT MONUMENT CENTER LINE RADIUS ARCH LENGTH COMMON GROUND NON-RADIAL



### 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.
  - St. Louis County Benchmark 18317 - NAVD88(SLC2011a) Elev = 641.81 FTUS (or) 195.625 Meter NGVD29 Elev = 642.03 Plus "Standard Aluminum Disk" stamped SL-54 1992. Disk is set on the south side of Eddie and Park Road; 172' east of the entrance 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 Eddie and Park Road.
  - This Plat Contains 5.678 Acres
  - Source of Record:  
Deed Book 24792 page 3930  
Deed Book 25018 page 1407  
Deed Book 25328 page 4086
- Old Republic National Title Insurance Company  
File No. 2205101, dated November 18, 2022.  
Schedule B Exceptions from Coverage  
[Note: Surveyor's Comments in Brackets]
- Restrictions as established by instrument recorded in Book 836 Page 225 and as amended by instrument recorded in Book 1647 Page 269. [Based upon the property description contained therein, property is subject to restrictions in said document. Blanket in nature. Not Shown.]