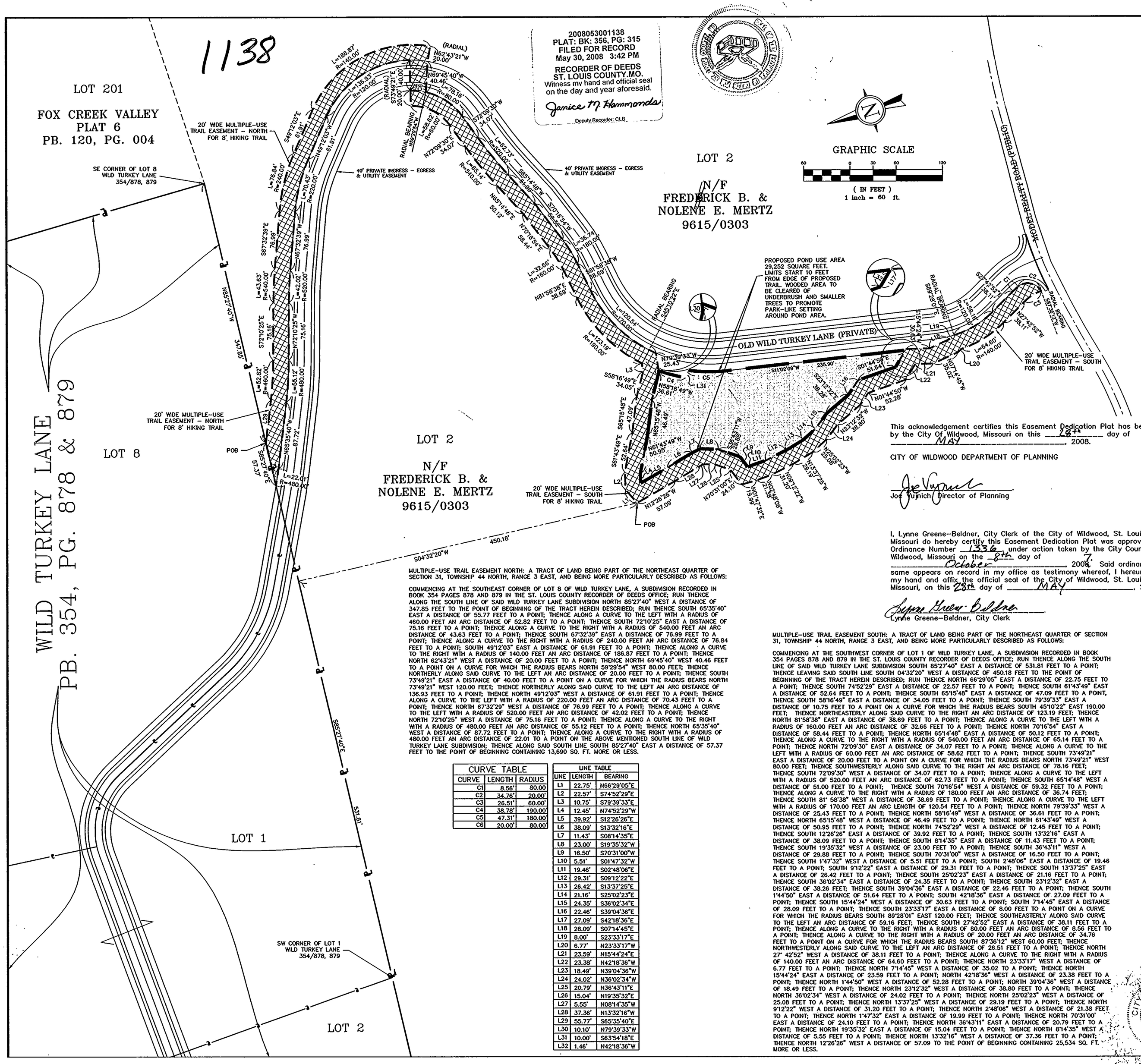
EASEMENT DEDICATION PLAT FOR PUBLIC SPACE AMENITIES FOR WILD TURKEY LANE SUBDIVISION

A TRACT OF LAND IN SECTION 31
TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD,
ST. LOUIS COUNTY, MISSOURI

1138

315

2008053001138
PLAT: BK: 356, PG: 315
FILED FOR RECORD
May 30, 2008 3:42 PM
RECORDER OF DEEDS
ST. LOUIS COUNTY,MO.
Witness my hand and official seal
on the day and year aforesaid.
Janice M. Hammonds
Deputy Recorder, CLB



MULTIPLE-USE TRAIL EASEMENT NORTH: A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 3 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF WILD TURKEY LANE, A SUBDIVISION RECORDED IN BOOK 354 PAGES 878 AND 879 IN THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE; RUN THENCE ALONG THE SOUTH LINE OF SAID WILD TURKEY LANE SUBDIVISION NORTH 85°27'40" WEST A DISTANCE OF 347.85 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUN THENCE SOUTH 65°35'40" EAST A DISTANCE OF 55.77 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 460.00 FEET AN ARC DISTANCE OF 52.82 FEET TO A POINT; THENCE SOUTH 72°10'25" EAST A DISTANCE OF 75.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 540.00 FEET AN ARC DISTANCE OF 43.63 FEET TO A POINT; THENCE SOUTH 67°32'39" EAST A DISTANCE OF 76.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 240.00 FEET AN ARC DISTANCE OF 76.84 FEET TO A POINT; SOUTH 49°12'03" EAST A DISTANCE OF 61.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 186.87 FEET TO A POINT; THENCE NORTH 62°43'21" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 69°45'40" WEST 40.46 FEET TO A POINT ON A CURVE FOR WHICH THE RADIUS BEARS NORTH 59°29'54" WEST 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 73°49'21" EAST A DISTANCE OF 40.00 FEET TO A POINT ON A CURVE FOR WHICH THE RADIUS BEARS NORTH 73°49'21" WEST 120.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 136.93 FEET TO A POINT; THENCE NORTH 49°12'03" WEST A DISTANCE OF 61.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET AN ARC DISTANCE OF 70.43 FEET TO A POINT; THENCE NORTH 67°32'39" WEST A DISTANCE OF 76.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 520.00 FEET AN ARC DISTANCE OF 42.02 FEET TO A POINT; THENCE NORTH 72°10'25" WEST A DISTANCE OF 75.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 55.12 FEET TO A POINT; THENCE NORTH 65°35'40" WEST A DISTANCE OF 87.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 22.01 TO A POINT ON THE ABOVE MENTIONED SOUTH LINE OF WILD TURKEY LANE SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 85°27'40" EAST A DISTANCE OF 57.37 FEET TO THE POINT OF BEGINNING CONTAINING 13,690 SQ. FT. MORE OR LESS.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	8.56'	80.00
C2	34.76'	20.00'
C3	26.51'	60.00'
C4	38.78'	190.00
C5	47.31'	180.00
C6	20.00'	80.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.75'	N66°29'05"E
L2	22.57'	S74°52'29"E
L3	10.75'	S79°39'33"E
L4	12.45'	N74°52'29"W
L5	39.92'	S12°26'26"E
L6	38.09'	S13°32'16"E
L7	11.43'	S08°14'35"E
L8	23.00'	S19°35'32"W
L9	16.50'	S70°31'00"W
L10	5.51'	S01°47'32"W
L11	19.46'	S02°48'06"E
L12	29.31'	S09°12'22"E
L13	26.42'	S13°37'25"E
L14	51.64'	S25°09'23"E
L15	24.35'	S36°02'34"E
L16	22.46'	S39°04'36"E
L17	27.09'	S42°18'36"E
L18	28.09'	S07°14'45"E
L19	8.00'	S23°33'17"E
L20	6.77'	N23°33'17"W
L21	23.59'	N15°44'24"E
L22	23.38'	N42°18'36"W
L23	18.49'	N39°04'36"W
L24	24.02'	N36°02'34"W
L25	20.79'	N36°43'11"E
L26	15.04'	N19°35'32"E
L27	5.55'	N08°14'35"W
L28	37.36'	N13°32'16"W
L29	56.77'	S65°35'40"E
L30	10.10'	N79°39'33"W
L31	10.00'	S63°54'18"E
L32	1.46'	N42°18'36"W

This acknowledgement certifies this Easement Dedication Plat has been approved by the City Of Wildwood, Missouri on this 28th day of MAY, 2008.

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Joe Vujnich, Director of Planning

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify this Easement Dedication Plat was approved by Ordinance Number 1336, under action taken by the City Council of Wildwood, Missouri on the 8th day of October, 2008. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, St. Louis County, Missouri, on this 28th day of MAY, 2008.

Lynne Greene-Beldner, City Clerk

PUBLIC SPACE CALCULATION CHART

CITY OF WILDWOOD, MISSOURI
"PLANNING TOMORROW TODAY"

NUMBER OF PARKING SPACES (PROVIDED):		
NUMBER OF PROPOSED UNITS/LOTS.	8	
STANDARD FOR PUBLIC SPACE CALCULATION:	FOUR (4) ACRES FOR EVERY 100 RESIDENTIAL UNITS OR 1,742.4 S.F./UNIT	
AMOUNT OF REQUIRED PUBLIC SPACE:	13,940	SQUARE FEET
AMOUNT OF PROVIDED PUBLIC SPACE (AS NOTED BELOW):	13,940 (67,611)*	SQUARE FEET
WATER FEATURE	6,970 (29,252)*	SQUARE FEET
PUBLIC LAND DEDICATION (TRAIL)	6,970 (38,359)*	SQUARE FEET
PRIVATELY-HELD COMMON GROUND		SQUARE FEET
LIST INSTALLED IMPROVEMENTS:		
PICNIC TABLES		
BENCHES - NATURAL STONE	30	LIN. FEET
TRASH RECEPTACLES		
BICYCLE RACKS		
OTHER		
OTHER PUBLIC SPACE ITEMS (IF PROVIDED):		

* NUMBERS IN () ARE TOTAL GROSS AREA

A TWENTY (20) FOOT WIDE, MULTIPLE-USE TRAIL EASEMENT, HEREON DEFINED ON THIS PLAT AND FOR BETTER IDENTIFICATION PURPOSES SHOWN HACHURED AND THE POND USE AREA (29,252 SQ. FT.) AS SHADED HEREON, IS HEREBY DEDICATED TO THE LOT OWNERS IN THE WILD TURKEY LANE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, ALONG WITH FUTURE PROPERTY OWNERS ON THIS SUBJECT PROPERTY, FOR THE PURPOSES OF AUTHORIZING ITS USE FOR PEDESTRIANS, EQUESTRIAN, AND BICYCLISTS IN ACCORDANCE WITH THE PUBLIC SPACE REGULATIONS OF THE CITY OF WILDWOOD'S ZONING ORDINANCE. THIS EASEMENT IS IRREVOCABLE, UNLESS OTHERWISE AUTHORIZED IN WRITING TO BE RELEASED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD. MAINTENANCE, INSURANCE, AND REPAIRS OF THIS EASEMENT, AND ALL IMPROVEMENTS LOCATED WITHIN IT, AS REQUIRED BY THE CITY OF WILDWOOD, ARE THE RESPONSIBILITY OF THE WILD TURKEY LANE SUBDIVISION'S HOMEOWNERS ASSOCIATION AND ANY FUTURE SIMILAR ENTITY OR GROUP OF LOT OWNERS PURCHASING LOTS ON THE SUBJECT TRACT OF LAND. THIS OBLIGATION SHALL BE PLACED UPON THE SUBDIVISION AND PROPERTY OWNERS THEREIN AND CANNOT BE TERMINATED WITHOUT THE CONSENT OF THE CITY COUNCIL OF THE CITY OF WILDWOOD. ASSESSMENTS FOR THIS OBLIGATION SHALL BE SET BY ALL PROPERTY OWNERS IN AN AMOUNT SUFFICIENT TO MAINTAIN, INSURE, AND REPAIR ALL IMPROVEMENTS LOCATED WITHIN THIS DEFINED EASEMENT. FAILURE TO ASSESS AND MAINTAIN, INSURE, AND/OR REPAIR THE TRAIL IMPROVEMENTS WILL CONSTITUTE A VIOLATION OF THE CITY OF WILDWOOD'S ZONING ORDINANCE AND BE CONSIDERED DUE CAUSE FOR THE ISSUANCE OF SUMMONSES BY THE DEPARTMENT OF PLANNING AND PARKS TO THE APPROPRIATE PARTIES.

PROPERTY OWNER

Fredrick B. Mertz
FRED MERTZ

Nolene E. Mertz
NOLENE MERTZ

STATE OF MISSOURI } SS
COUNTY OF Franklin }

ON THIS 28 DAY OF May 2008 2007 BEFORE ME APPEARED FRED & NOLENE MERTZ, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE DULY THE PROPERTY OWNERS OF SUCH SAID PROPERTY , AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AS THE PROPERTY OWNERS OF SUCH SAID PROPERTY THAT IS DESCRIBED HEREIN

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: Debra J. Cordry
MY COMMISSION EXPIRES: 2-20-10
PRINT NAME: Debra J. Cordry

DEBRA J. CORDRY
Notary Public-Notary Seal
State of Missouri, Franklin County
Commission # 06-09358
My Commission Expires Feb 20, 2010

THIS IS TO CERTIFY THAT AT THE REQUEST OF LARRY ORTMAN WE HAVE DURING MAY, 2008 PREPARED THIS "EASEMENT DEDICATION PLAT FOR PUBLIC SPACE AMENITIES FOR WILD TURKEY LANE SUBDIVISION" FROM FIELD LOCATION OF THE AMENITIES RELATIVE TO THE RECORDED SUBDIVISION IN PLAT BOOK 354, PAGES 878 AND 879, IN SECTION 31, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI.

BUESCHER DITCH & ASSOCIATES, INC. 2001010600

BY: Mark A. Ditch
MARK A. DITCH, MO. P.L.S. 2225

5/15/08

This document shall remain the property of Buescher Ditch and Associates, Inc. (BDA) and may not be used by any other party without the written consent of said BDA.

CITY OF WILDWOOD SEAL ST. LOUIS COUNTY MISSOURI

EASEMENT DEDICATION PLAT
WILD TURKEY LANE

BUESCHER DITCH & ASSOC., INC.
CIVIL ENGINEERING AND SURVEYING
2 EAST FIFTH STREET, SUITE 200
P.O. BOX 621
WASHINGTON, MISSOURI 63090
Ph. (636) 239-5255
Fax (636) 239-7681

DATE:	NO.	REVISIONS
5/15/08	1	CITY COMMENTS

DRAWN BY:	CHKD. BY:	DATE:	JOB NO.#	SHEET NO.
PDH	MAD	5-12-08	06020	1 OF 1