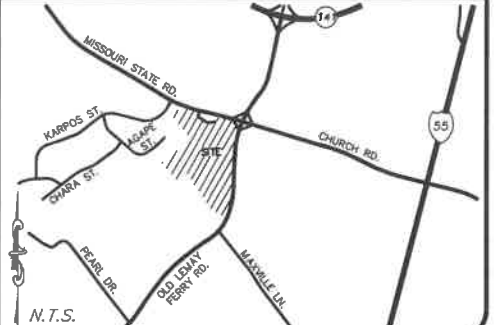


LOCATION MAP



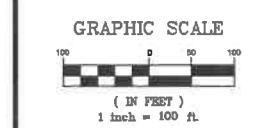
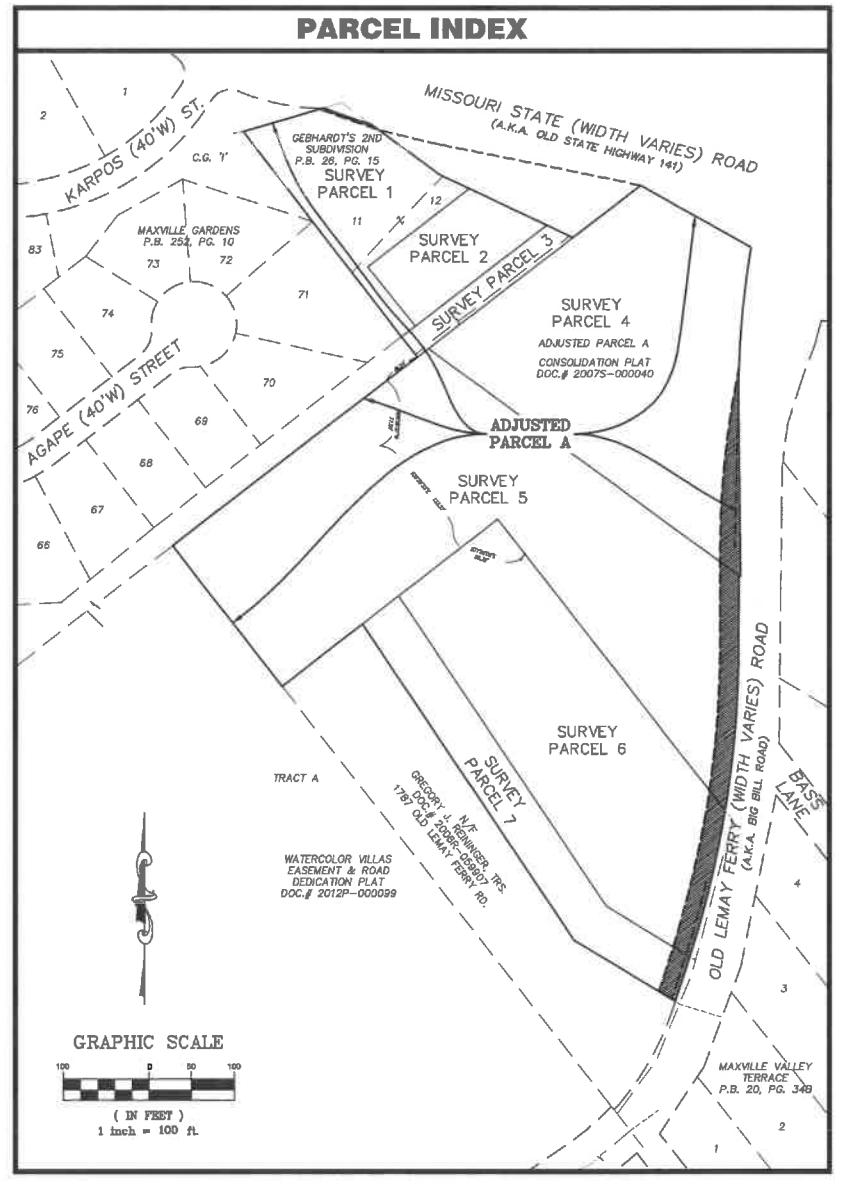
PROPERTY DESCRIPTIONS (RECORD):

SURVEY PARCEL 1 TITLE COMMITMENT 1144851L PARCEL 2... SURVEY PARCEL 3 AND TITLE COMMITMENT 1144551L PARCEL 3... SURVEY PARCEL 4 TITLE COMMITMENT 1144551L PARCEL 1...

CEDARHURST OF ARNOLD CONSOLIDATION PLAT

SEVERAL TRACTS OF LAND BEING PART OF LOT 11 AND ALL OF LOT 12 OF GEBHARDT'S 2ND SUBDIVISION, (P.B. 26, PG. 15), ALL OF ADJUSTED PARCEL A OF CONSOLIDATION PLAT OF PART OF LOT 17 IN U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST (DOC. NO. 2007S-000040) AND PART OF LOTS 16 AND 17 OF U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

PARCEL INDEX



SHEET INDEX:

SHEET 1 - COVER SHEET SHEET 2 - CONSOLIDATION PLAT

STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON NOVEMBER 2, 2018 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORE) WITH AN ID OF MO51 AND A PID OF DL385 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 302843.589 METERS AND EAST (X) = 22557.391 METERS. COMBINED GRID FACTOR = 0.999913419 (1 METER = 3.26603333 FEET)

CURRENT TAX STATUS:

WE FIND FROM THE COLLECTOR OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON PARCEL NO. 01-8-0-30.0-1-003-027, 01-8-0-30.0-1-003-028, 01-8-0-30.0-1-003-026, 01-8-0-30.0-1-003-026, LAST ASSESSED IN THE NAME(S) OF DAVID B. BOOKLESS, COMMUNITY DEVELOPMENT DIRECTOR

TITLE NOTES (11260 STL): FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST. LOUIS TITLE, L.L.C. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY... ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

TITLE NOTES (1144551L): FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST. LOUIS TITLE, L.L.C. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY... ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

TITLE NOTES (11971 STL): FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST. LOUIS TITLE, L.L.C. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY... ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

SURVEYOR'S NOTES: 1. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PLAN AND DISCLAIMS... 2. BASIS BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.

Table with 7 columns: PARCEL, OWNER N/F, RECORDED, TITLE NO., ASSESSOR NO., ADDRESS, AREA. Contains 7 rows of parcel data including parcels 1-7 and adjusted parcels A and B.

LIENHOLDER CERTIFICATE (IF REQUIRED): THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK PAGE OF THE COUNTY OF JEFFERSON, MISSOURI RECORDS, JOIN IN AND APPROVES IN EVERY DETAIL THIS PLAT OF CEDARHURST OF ARNOLD CONSOLIDATION PLAT.

STATE OF MISSOURI } ss. COUNTY OF ST. LOUIS } ON THIS DAY OF 2018, BEFORE ME PERSONALLY APPEARED SWORN, DID SAY THAT HE/SH/IS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SIGNED AND SEALED ON BEHALF OF SAID BY AUTHORITY OF HIS OPERATING AGREEMENT AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERewith SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN. MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER'S CERTIFICATE: WE, THE UNDERSIGNED OWNERS OF TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL, HEREINAFTER BE KNOWN AS CEDARHURST OF ARNOLD CONSOLIDATION PLAT.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS DAY OF 2018

DOVER DEVELOPMENT, LLC 120 S. CENTRAL AVENUE SUITE 1050 CLAYTON, MO 63105 (314) 932-2352 DOVERCOMPANIES.COM

CITY CERTIFICATE: THIS IS TO CERTIFY THAT THIS PLAT OF CEDARHURST OF ARNOLD CONSOLIDATION PLAT WAS APPROVED BY THE CITY OF ARNOLD THIS DAY OF 2018.

SURVEYOR'S CERTIFICATE: THE STERLING COMPANY ORDER NUMBER: 18-07-221 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS DAY OF 2018. THE STERLING COMPANY MO, REG. 307-D

NO. 18-07-221 SHEET 1 OF 2 M.S.D. P/F N/A NOTAL FEE LOCATION

Vertical sidebar containing project information: PROJECT: CEDARHURST OF ARNOLD CONSOLIDATION PLAT, SHEET TITLE: CONSOLIDATION PLAT, PREPARED BY: THE STERLING COMPANY ENGINEERS & SURVEYORS, DRAWN: HHH, DESIGNED: JAH, CHECKED: JAH, PROJECT NO. 18-07-221, SHEET 1 OF 2.

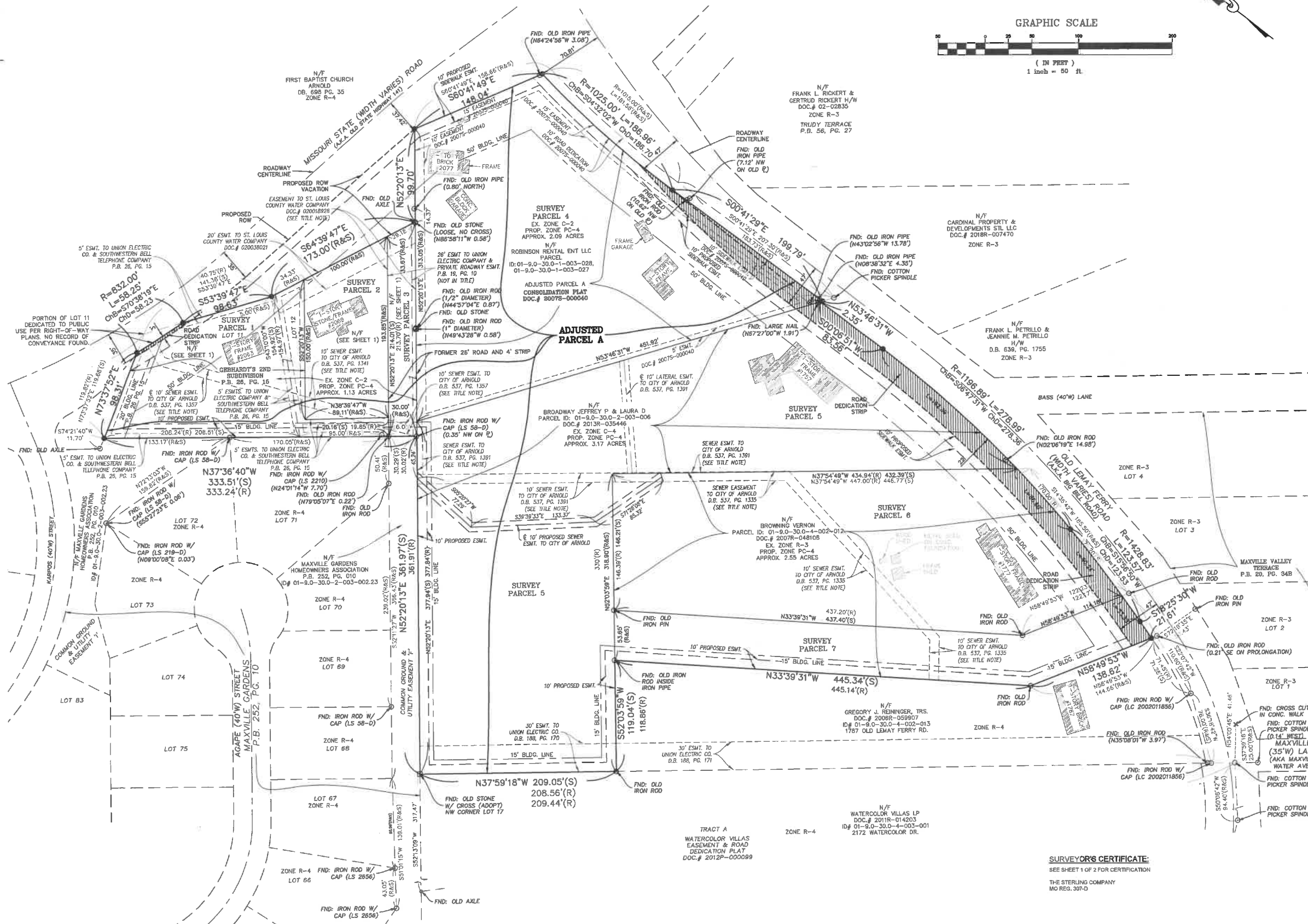
CEDARHURST OF ARNOLD CONSOLIDATION PLAT

GRAPHIC SCALE



- LEGEND**
- BUILDING
 - SAME OWNER
 - SET SEMI-PERMANENT MONUMENT PER MISSOURI STANDARDS

- ABBREVIATIONS:**
- AC. - ACRES
 - D.B. - DEED BOOK
 - FND - FOUND
 - N/F - NOW OR FORMERLY
 - NO. - NUMBER
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - ℓ - PROPERTY LINE
 - SQ. FT. - SQUARE FEET



Drawing name: V:\1807221 Cedarhurst of Arnold\Drawings\Survey\Record\Y221 CONSOLIDATION.dwg Plotted on: Apr 03, 2019 - 12:59pm Plotted by: jhewitt

REMARKS/DATE
1 ORIGINAL ISSUE

PREPARED FOR:
DOVER DEVELOPMENT, LLC
120 S. CENTRAL AVENUE
SUITE 1050
CLAYTON, MO 63105
(314) 932-2932
DOVERCOMPANIES.COM

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5065 NEW BAUNGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-survey.com

DRAWN: HHH
DESIGNED:
CHECKED: JAH

PROJECT:
**CEDARHURST
ARNOLD**
CONSOLIDATION PLAT

NO. 18-07-221	SHEET 2
M.S.D. P# N/A	OF 2
DIGITAL FILE LOCATION: \\SERVER\DRAWINGS\18-07-221.dwg	

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 2 FOR CERTIFICATION
THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. DATE
MO. REG. L.S. #2007017963