

# 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, ALL LOCATED IN U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

### PROPERTY DESCRIPTIONS (RECORD):

SURVEY PARCEL 1 [TITLE COMMITMENT 11445ST, PARCEL 2]
LOTS ELEVEN (11) AND TWELVE (12) OF GEBHARDTS 2ND ADDITION, A SUBDIVISION IN JEFFERSON COUNTY, MISSOURI, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 26 PAGE 15 OF THE JEFFERSON COUNTY RECORDS.

SURVEY PARCEL 2 ITHILE DOMNITMENT 1148STL PARCEL 35
ALL THAT PART OF A 478 AGRET RACT IN LOT SIXTEEN [16] IN U.S. SURVEY 2891, JEFFERSON COUNTY, MISSOURI FULLY DESCRIBED IN WARRANTY
DEED DATED JAMBAUM? 94, 1918 RECORDED IN BOOK 197, MAGE 179 IN THE RECORDER'S OFFICE OF JEFFERSON COUNTY, MISSOURI, DESCRIBED AS
DEED DATED JAMBAUM? 94, 1918 RECORDED IN WARRANTY
DESCRIBED AS THE PARCEL OF SERVING AS THE PARCEL OF A 1918 AGRET THE PARCEL OF JEFFERSON COUNTY, MISSOURI, DESCRIBED AS THE PARCEL OF JEFFERSON COUNTY, MISSOURI, DESCRIBED AS THE PARCEL OF JEFFERSON COUNTY, MISSOURI, DESCRIBED AS THE PARCEL OF A 1918 AGRET AS THE PARCEL OF JEFFERSON COUNTY, MISSOURI DESCRIBED AS THE PARCEL PARCEL PARCEL OF JEFFERSON COUNTY, MISSOURI DESCRIBED AS THE PARCEL PARC

LESS AND EXCEPTING THEREFROM ALL OF LOTS ONE (1), THREE (3), AND FOUR (4) OF GEBHARDT'S FIRST SUBDIVISION AND ALL OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NIME (9) AND TEN (10) HERETOFORE CONVEYED.

SURVEY PARCE, 4 TITLE COMMITMENT 144STL PARCE, 12
ADJETED PARCEL A DE CONSCIULATION PARCE AND THE PART OF LOT 17 IN U.S. SURVEY 2891 TOWNSHIP 43 NORTH, RANGE 6 EAST, A SUBDIVISION IN
JEFFERSON COLNITY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2007 AS DOCUMENT NO, 20078-000940 OF THI
JEFFERSON COLNITY RECORDS.

SEMENDICAT PURSELS OF THE CONSTRUCT TERROR.)

ALL THAT FAME OF CHEST OF THE CONSTRUCT TERROR.)

ALL THAT FAME OF CHEST OF THE CHEST PROBLEM. TO A SERVICE THE ADDRESS OF THE MADE TO COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO-HAT BESINNING AT A POINT ON THE WEST USE OF THE LIBRAY PERBY COUNTY BOIND, SAID POINT BEING THE MOST SOUTHERN CORNER OF THE TRACT COUNTYPED TO JOHN IN PROPRIET AND WEST OF ADMS SCHEMENTS WEST USED DATE OF ADM THE MOST TO A POINT IN THE NORTHWEST WEST COUNTY LAND RECORDS. THE MOST NORTHWEST WEST COUNTY WEST USE OF SAID TRACT TO A POINT IN THE NORTHWEST WEST COUNTY AND THE POINT WEST WEST COUNTY WE WENT COUNTY WE WENT COUNTY WE WENT COUNTY

SURVEYOR'S PARCEL & TITLE COMMITMENT (1971-871.):

ONE AND EXEMPT-PERMY HARRIEDING ROBA DAMPES AND PART OF A LARGER TRACT OF ASS ACRES IN LOT SEVENITIES (17), OF U.S. SLAVEY NO.

ONE AND EXEMPT-PERMY HARRIEDING ROBA DAMPES AND PART OF A LARGER TRACT WAS CONNEYED TO ANYON. HEMPEL, AND WIFE TO ALVIN ACCESS THE PART OF A LARGE AND PART OF A LARGE TO A LARGE AND PART OF A LARGE AND PART

SEMBLY DEFINED CONTINUES COMMINIMENT 1173 STUE
SEVENT TENTHS (0.7) OF AN ACRE BEING PRAT OF A LARGER TRACT OF 4.08 ACRES IN LOT SEVENTEEN (17), OF U.S. SURVEY NO. 2891. TOWNSHIP AS
SEVENT TENTHS (0.7) OF AN ACRE BEING PRAT OF A LARGER TRACT OF 4.08 ACRES IN LOT SEVENTEEN (17), OF U.S. SURVEY NO. 2891. TOWNSHIP AS
NORTH, RANGE SEAST, WHICH LARGER TRACT WAS CONVEYED BY ANTON W, HAMPEL AND WIFE, BY ALVIN JOSEPH BECKER AND WIFE, BY DEED
DATED JANUARY 13, 1956, RECORDED IN BOOK 231 PAGE 549 OF THE JEFFERSON COULDTY, MISSOURI LAND RECORDS. SAID SEVEN TENTHS (0.7) OF AN
ACRE BEIND DESCRIBED AS POLICIANS ESSENSING IN THE NORTHWENT LINE OF THE ADDRESS HEAVING THE MOST NORTHERN COMMER OF ASID LARGER
TRACT, PROCEDED THENCE FROM ASD INCOME. SAID FLET DISTANT FROM A STONE MARKING THE MOST NORTHERN COMMER OF ASID LARGER
TRACT, PROCEDED THENCE FROM ASD INCOME. SAID INCOME. SO MINITES WEST S.S. SPEET TO AN IRON PIRIT, THEN COMMER OF ASID LARGER
THE ACCOUNT OF THE SAID FROM A SOUTH AS DESCRIBED SO MINITIES WEST S.S. SPEET TO AN IRON PIRIT, THEN COMMER OF A TRACT OF THE ACCOUNT AS DESCRIBED AND NORTH HE BOOKER OF A TRACT OF THE ACCOUNT AS DESCRIBED AND NORTH HE BOOKER OF A TRACT OF 18.8 ACRES SO FOR THE ACCOUNT SO DESCRIBED AND NORTH HE SOUTHWEST FOR THE SOUTHWEST FOR T

# PROPERTY DESCRIPTION (ADJUSTED PARCEL A - AS SURVEYED)

ATTRACT OF LAND ELEMB ALL OF LOTS 11 AND 17 OF "OBJECTABLE" IS AND SUBSTRIBLED, A SUBSTRIBLED, ACCORDING TO THE FLAT THEREOF, RECORDED IN FLAT PROCESS. PAGES 610 THE SUBSTRIBED ACCORDING ALL OF A DUSTRED PARCE A. OF THE SUBSTRIBED ACCORDING TO 17 OF ILLS, SURVEY 28st TOWNSHIP AS NORTH, PRAVES E. LAST, JEFFERSON COUNTY, MISSOLRI, CITY OF ARMADIT, A SUBDIVISION ACCORDING TO DOCUMENT NUMBER 2007-90-9000 OF SUB PECOPORS, AND PART OF LOTS 16 AND 17 IN U.S. SURVEY 29st, TOWNSHIP AS NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARMADIT, SUBSTRIBED ACCORDING TO SURVEY 29st, TOWNSHIP AS NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARMADIT, SUBSTRIBED AND ACCORDING TO MORE PARTICULARLY DESCRIBED AS POLLOWS.

SURVEY 2891, TOWNSHIP 43 NOTH, RANGE 6 EAST OF THE FIFTH PRINCIPIAL MERIDIAN, CITY OF ARNOLD, SEFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIPTION AS POLICIAIN.

BEGONNING AT AM OLD STONE AT THE NORTHWEST CORNER OF ABOVE SAID LOT 17, SAID CORNER ALSO BEING ON THE SOUTHERST LINE OF CHAVALE CARROPORTY, AND STATE AND THE PRINCIPIAL MERIDIAN CORNERS. THE PRINCIPIAL MERIDIAN CORNERS AND ARROYS AND THE SOUTHERST LINE OF SAID LOT 17, SAID LINE ALSO BEING THE SOUTHERST LINE OF SAID "MANYALE GARDENS", NORTH 52"29"15" EAST, 81.9 FEET, THE PRINCIPIAL MERIDIAN CORNERS AND THE STATE AND AND THE SOUTHERST LINE OF SAID "MANYALE GARDENS", NORTH 52"29"15" EAST, 81.9 FEET, THE PRINCIPIAL MERIDIAN CORNERS AND CONTRIBUTE OF MERIDIAN CONTRIBUTION OF MANYALE GARDENS, NORTH 57"39"15" EAST, 94.90"15" EAST, 92.5 FEET, THERE LEAVING LAST SAID LINE AND ALONG THE NORTHERST LINE OF SAID "MANYALE GARDENS", NORTH 57"39"15" EAST, 94.90"15" EAST, 92.5 FEET, THERE LEAVING LAST SAID CONTRIBUTED ON CONTRIBUTED TO AND AND ALONG THE NORTHERST LINE OF SAID "MANYALE GARDENS", NORTH 57"39"15" EAST, 95.90"15" EAST, 92.5 FEET, 71 EAST, 92.5 FEET, 92.5 FEET, 92.5 FEET, 93.5 FEET, 93.5 FEET, 94.5 FEE

PARCEL INDEX	
MISSOURI STATE (MIDTH VARIES)  C.G. T SUBVEYOR  SUBVEYOR  PARCEL 1  11  SURVEY  PARCEL 2  PARCEL 4  ADJUSTED PARCEL A  COMSULDATION PLAT  DOC; 20075-000040  69  ADJUSTED  PARCEL 5  69  ADJUSTED  PARCEL 6  ADJUSTED  PARCEL 7  ADJUSTED  PARCEL 1  ADJUSTED  PARCEL	
GRAPHIC SCALE  OC. # 2012P-000099  MAXWILE WILEY  TERRACE P.B. 20, PG. 349  1 inch = 100 ft.	

### SHEET INDEX:

SHEET 1 - COVER SHEET

SHEET 2 - CONSOLIDATION PLAT

			PARCEL INFORM	MATION			
PARCEL	OWNER N/F	RECORDED	TITLE NO.	ASSESSOR NO.	ADDRESS	AREA	
1	ROBINSON, HALBERT E. & MARY A. H/W	DOC.# 2014R-022300	11445STL (PARCEL 2)	01-9.0-30.0-2-003-003	2063 MISSOURI STATE RD.	27,174 50. FT. (0.624 AC.)	
2	ROBINSON, HALBERT E. & MARY A. H/W	DOC.# 2014R-022300	11445STL (PARCEL 3)	01-9.0-30.0-2-003-003	2069 MISSOURI STATE RD.	15,318 SQ. FT. (0.352 AC.)	
3	THE CHARLES L. DONNELLY AND LAVERNE B. DONNELLY FAMILY TRUST DATED 11/15/1984	D.B. 689, PG. 1896		01-9.0-30.0-2-003-003	2069 MISSOURI STATE RD.	6,650 SQ. FT. (0.153 AC.)	
4	ROBINSON RENTAL ENTERPRISES, LLC	DOC.# 2007R-011976 & DOC.# 2007R-011977	11445STL (PARCEL 1)	01-9.0-30.0-1-003-027 & 01-9.0-30.0-1-003-028	1739 OLD LEMAY FERRY RD. & 2077 OLD LEMAY FERRY RD.	91,086 SQ. FT. (2.091 AC.)	
5	BROADWAY, JEFFREY P. & LAURA D. H/W	DOC.# 2013R-035446	11260STL	01-9.0-30.0-2-003-006	1757 OLD LEMAY FERRY RD.	138,404 SQ. FT. (3.177 AC.	
6	BROWNING, VERNON	D.B. 342, PG. 351 & D.B. 620, PG. 139	11971STL (PARCEL 1)	01-9.0-30.0-4-002-012	1777 OLD LEMAY FERRY RD.	80,470 SO. FT. (1.847 AC.)	
7	SROWNING, VERNON	D.B. 352, PG. 446 & D.B. 62D, PG. 138	11971STL (PARCEL 2)	01-9.0-30.0-4-002-012	1777 OLD LEMAY FERRY RD.	30,382 SQ. FT. (0.697 AC.)	

### STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON NOVEMBER 2, 2018 USING TRIMBLE REAL-TIME KINEMATIC OPS HARDWARE FROM THE PROJECT SITE TO A COMMUNICATION OF THE PROJECT SITE OF

### **CURRENT TAX STATUS:**

WE FIND FROM THE COLLECTOR OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON PARCEL NO. 01-9.0-30.0-2-003-003, 01-9.0-30.0-1-003-027 a 01-9.0-30.0-1-003-028, 01-9.0-30.0-2-003-006, 01-9.0-30.0-2-003-001, LAST ASSESSED IN THE NAME(s) OF

DAVID B. BOOKLESS, COMMUNITY DEVELOPMENT DIRECTOR

FOR EASEMENTS, THE STEELING COMPANY HAS USED, EXCLUSIVELY A TITLE COMMITMENT BY ST. LOUIS THEEL LICE AS ASSET FOR AD PERUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE IMAGES 11986ST EFFECTIVE LINE 8, 2014 AT 600 AM. THE NOTES RECORDING SCHEDULE 8, SECTION II OF TITLE COMMITMENT AREA SFOLLOWS.

ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR

ITEM 4: EASEMENT GRANTED TO THE CITY OF ARNOLD BY THE INSTRUMENT RECORDED IN BOOK 537 PAGE 1391. AFFECTS SURVEY PARCEL SIN THE AREA NOTED AND SHOWN HEREOV. DOCUMENT NOTES THAT DIMENSIONS SHOWN ARE AFFORMANCE. AND SAD EASEMENT IS TO BE LOCATED 5 FEET ON EACH SIDE OF SEWER AS INSTALLED, EASEMENT LOCATION IS SHOWN BASED ON 'AS INSTALLED SEWER LOCATION.

ITEMS 5-7: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST, LOUIS TITLE LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER INJUSTICE EFFECTIVE AUGUST 14, 2018 AT 9.00 AM. THE NOTES RESARDING SCHEDULE B, SECTION II OF TITLE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 188 PAGE 170 AND BOOK 188 PAGE 171, BOOK 189 PAGE 170 AFFECTS SURVEY PARCE, 5 AS SHOMAN HEREON, BOOK 188 PAGE 171 PLOTS SOUTHWEST AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 5:

AFFELIO SURVET PARCILLE I-A, BULDING MASS EASEMENTS AND RESTRICTIONS ACCORDING TO THE PLAT OF GEBHARDITS 2ND SUBDIVISION RECORDED IN PLAT BOOK 26 FACE 18, BULDING LINES AFFECT SURVEY COMPANY OF IMPOSEUR AND SURVEY AND AND AVERAGE AFFECT SURVEY COMPANY OF IMPOSEUR AND SURVEY PROTECT LITES AND FIVE FEET ADJACENT THERE TO ON EACH SIDE, AFFECTS SURVEY PARCIE I IN AS SHOWN HEREON.

SURVEY FARGLET IN AS STUMM FERENCE.

BEASEMENT FOR SEWER PURPOSES GRANTED TO THE CITY OF ARNOLD ACCORDING INSTRUMENT RECORDED IN SOOK STY PAGE 13M AND BOOK STY PAGE 13M, RECORDED IN SOOK STYLED IN SOOK ST

RECORDS, APPELIS DURNET PARCELS 1, 2 AND 3 SO STOWN REFERENCE.

BESEMENTS AND 10 PEET MER ROOD DEDICATION S TRIP TO THE CITY OF ARNOLD ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED DECLINERS 4, 2007 AS DOCUMENT NO. UNIT OF AND SUBDIVISION RECORDED DECLINERS AND ADDITION OF A DOCUMENT NO. UNIT OF AND SUBPLIANCE PROPOSES THAT A PRICE SURVEY PARCEL A AS BROWN HEREON. ROAD DEDICATION STRIP PLOTS ADJACENT TO THE EASTERN EDGE OF SURVEY PARCEL 4 AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRATE DEDICATION STRIP PLOTS ADJACENT TO THE EASTERN EDGE OF SURVEY PARCEL 4 AND DOES NOT ADVERSELY AFFECT THE SUBJECT THE THE SUBJECT TRATE.

ITEMS 11-13: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY ST. JOUIS TITLE, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH FILE NUMBER 11871STL EFFECTIVE OCTOBER 17, 2018 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF TITLE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR,

ITEM 4: EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 188 PAGE 171, PLOTS SOUTH AND WEST AND DOES NOT AFFECT THE SUBJECT TRACT.

PAGE 1974. FRANCE TO CITY OF ARNOLD, MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 537 PAGE 1395, AFFECTS SURVEY PARCELS 6 AND 7 IN THE AREA NOTED AND SHOWN HEREON. DOCUMENT NOTES THAT DIMENSIONS SHOWN ARE APPROXIMENT, AND SAID DASHEAFT IS TO BE LOCATED 5 FEET ON EACH SIDE OF SEWER AS INSTALLED, EASEMENT LOCATION AS ABOUT AND AND ASSESSION AND ASSESSION AS INSTALLED, EASEMENT LOCATION IS SHOWN BASED ON AS INSTALLED SEWER AS INSTALLED.

ITEMS 6-8: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR

## SURVEYOR'S NOTES:

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 27.41 RISM) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, SETIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE LUBERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF OF THE PROJECT FOR WHICH THIS PAGE APPEARS.

2 FASIS REARINGS: MISSOURI COORDINATE SYSTEM OF 1983 FAST ZONE, GRID NORTH

AMIS BEARINGS: MISSOURI CORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.

SOURCE OF RECORD TITLE: WARRANTY DEED TO HALBERT E. ROBINSON, NO MARY A. ROBINSON,

HASBAND AND WIFE RECORDED AS DOCUMENT NUMBER 2014%-022500 OF THE LEFTERSON COUNTY,

MISSOURI RECORDS (PARCELS 1 AND 2), WARRANTY DEED TO THE CHARLES L. DONNELLY AND

LAVERRE B. DONNELLY FAMILY TRUST DATED NOVEMBER 15, 1994 RECORDED IN DEED BOOK 889 PAGE

BOS OF SAID RECORDS (PARCELS), Q. LITLAUM DEEDS TO ROBINSON RETAIL ENTERPRISES,

LO RECORDED AS DOCUMENT NUMBERS SOURCA! 1997 AND 2017PA-11977 OF SAID RECORDS (PARCEL A),

RECORDED AS DOCUMENT NUMBERS 2015-05-06-04-00 FABOR CLOSON BY AND LAVER AND YELLOW TO RECORD THE ADDITIONAL SAID RECORDS OF A DECLIMENT SAID RECORDS OF A DECLIMENT SAID RECORDS DOCUMENT SAID RECORDS OF A ROBINSON OF A DECLIMENT SAID RECORDS OF A DECLIMENT SAID RECORDS DOCK 425 AND VERNON W. BROWNING HIS WIFE (12) NITEREST) AND VERNON W. BROWNING HIS WARD AND ROSE SROWNING HIS WIFF HIS PARCELS IN AND VERNON W. BROWNING HIS ROBINSON OF A DECLIMENT SAID RECORDS OF A ROBINSON OF A

ALL BEARINGS AND DISTANCES ARE AS SURVEYED (5) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION.

PARCEL ADDRESSES AND ID NUMBERS ARE SHOWN UNDER "PARCEL INFORMATION" HEREON.

TOTAL AREA OF SURVEYED PARCELS: 389,484 SQUARE FEET (8.941 ACRES)

SUBJECT TRACT IS LOCATED IN THE "C-2" COMMERCIAL DISTRICT (PARCELS 1-4), "C-4" PLANNED COMMERCIAL DISTRICT (PARCELS) AND "R-5" RESIDENCE DISTRICT (PARCELS 6 & 7) ZONES BY THE CITY OF ABBILD IN MISSOLIBI.

THE RESTRICTIONS FOR "C-3" GENERAL COMMERCIAL DISTRICT ZONE ARE AS FOLLOWS: LOT SIZE: DEPENDENT UPON USE. LOT FROMTAGE: 50 FET

LOT PROVIDENCE: 39 FEET IF PARKING IS AT LEAST 6 FEET BEHIND BUILDING.
SIDE/REAR SETBACK: 15 FEET IF ADJOINING "R" DISTRICT, WITH LANDSCAPE BUFFER; OTHERWISE NOME.
BUILDING HEIGHT: 50 FEET. IF ADJOINING "R" DISTRICT, THEN ADDITIONAL SETBACK DISTANCE IS REQUIRED ABOVE 30 FEET IN HEIGHT.

THE RESTRICTIONS FOR "C-4" PANNED COMMERCIAL DISTRICT ZONE ARE AS FOLLOWS: LOT SIZE: 1 ACRE, UNLESS ADJACENT TO "C" DISTRICT, THEN 32,670 SQUARE FEET. SETBACKS: PER CROINANCE, MINIMUM 15 FEET IF ADJOINNING "A" DISTRICT, WITH LANDSCAPE BUFFER, BUILDING HEIGHT: PER ORDINANCE, BUILDINGS OVER 30 FEET REQUIRE ADDITIONAL SETBACK.

THE RESTRICTIONS FOR THE RESIDENCE DISTRICT ZONE ARE AS FOLLOWS:

LOT SIZE. DEPENDENT UPON USE.

LOT SIZE. DEPENDENT UPON USE.

FROMTS SETACK: 25 FEET THE SIZE SETACK.

FROMTS SETACK: 25 FEET WIGHER SIZE OF THE SIZE SETACK.

REAR SETACK: 35 FEET SIZE SETACK.

REAR SETACK: 35 FEET SIZE SETACK.

BULDING MIGHT: 25 FORTES OR 35 FEET FOR DWELLINGS; 50 FEET FOR NON-DWELLINGS.

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TILL COMMITMENTS BY SI LOUIS TITLE, L.C., AS AGENT FOR OUR DEPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NAMED 12280ST, WITH A COMMITMENT DATE OF JUNE 6, 2019, FILE NAMEDEN 1436ST, WITH A COMMITMENT DATE OF JUNE 6, 2019, FILE NAMEDEN 1436ST, WITH A COMMITMEN 2019, THE NOTICE OF JUNE 6, 2019, FILE NAMEDEN 1436ST, WITH A COMMITMEN 2019, THE NOTICE REGARDING SCHEDULE B, SECTION || OF SAID COMMITMENTS ARE OUTLINED IN THITTEE NOTES'S SECTION HEREOF.

# LIENHOLDER CERTIFICATE (IF REQUIRED):

WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS DAY OF 2018.	
TATE OF MISSOURI } SS. OUNTY OF ST. LOUIS }	SUE REMARKS/DATE
IN THIS DAY OF 2019, BEFORE ME PERSONALLY APPEARED.  WORN, DID SAY THAT HEISHE IS OF THE STATE O	

### OWNER'S CERTIFICATE:

MY COMMISSION EXPIRES:

WE, THE UNDERSIGNED DWNERS OF TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "CEDAR-HURST OF ARNOLD CONSCIL

NOTABY BUBLIC

ARRIGID CONSOLIDATION PLAT?

ALL LITLITY PROPOSED EASEMENTS SHOWN HEREON ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS TRACT OF LAND OR DIMISION THEREOF. SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO BLECKING, GAS, ELEPHONE, CABLE TV, WATER, AND SEWER, AS APPLICABLE, EACH SUCH UTILITY MAY MAKE USE O'T THESE EASEMENTS FOR THE PROPOSE OF CONSTRUCTION, MAINTAINING, AND REPARRISING UTILITY, WATER AND SEWER OR DRAINAGE FAGLITIES, WITH PER RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR EXCAVATION AND STORAGE OF METRICAS DURING MISTALLATION PERFAR OR REPLACEMENT OF UTILITY, WATER AND DEWLAYS OF ADJACENT AND TO ADJACENT OF OUR SERVICE AND DEVELOPED STORAGE OF ADJACENT OF OUR SERVICE OF ADJACENT AND THE ADJACENT OF THE A

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS DAY OF	
DOVER DEVELOPMENT, LLC	
<del></del>	

ON THIS DAY OF 2019, BEFORE ME APPEARED
PERSONALLY KNOWN, WHO SEING BY ME DULY SWORN DID SAY THAT HEISHE IS OF DOVER
DEVELOPMENT, A LIMITED LIABILITY COMPANY OF THE STATE OF ILLINOIS, AND THAT SAID INSTRUMENT WAS
SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND
SAID
FURTHER ACKNOWLEDGED SAID LIMITED LIABILITY COMPANY.

WITNESS WHEREOF, I RST ABOVE WRITTEN,	SET MY HAND	AND AFFIXED MY	Y NOTARIAL SEAL	THE DAY A	ND YEAR

NOTARY PUBLIC

CITY	CERTIFICATE	•

STATE OF MISSOURI COUNTY OF ST. LOUIS

THIS IS TO CERTIFY THAT THIS PLAT OF "CEDARHURST OF ARNOLD CONSCLIDATION PLAT" WAS APPROVED BY THE CITY OF ARNOLD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019.

DAVID B. BOOKLESS, COMMUNITY DEVELOPMENT DIRECTOR

TAMMI CASEY, CITY CLERK

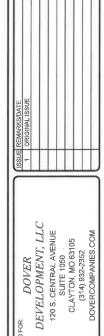
# SURVEYOR'S CERTIFICATE:

THE STERLING COMPANY
ORDER NUMBER: 18-07-221 5055 NEW BAUMGARTNER F ST. LOUIS, MISSOURI 63129

ET. LOUIS, MISSOURI SIZED
THES IST OS ESTIPT THAT ME HAVE, BY ORDER OF DOVER DEVELOPMENT, LLC, ST. LOUIS TITLE, LLC AND OLD
REPUBLIC MINIONAL TITLE INSURANCE COMPANY, DURING THE MONTH OF JANUARY 2015, MADE A
CONSOLIDATION PLAY OFSEVERAL TRACTS OF LAND BEING PART OF LOT 11 AND ALL OF LOT 12 OF
GEBHARDT'S 2ND SUBDIVISION, PS. 26, PG. 19, ALL OF ADJUSTED PARCEL A OF CONSOLIDATION PLAY OF
PART OF LOT 17 IN J.S. SURVEY 2891, TOMBASHE OF MONTH, PRANGE E ACT (DOC, NO. 20075-20004) AND
PART OF LOT 17 IN J.S. SURVEY 2891, ALL LOCATED IN U.S. SURVEY 2891, TOMBASH PS. NORTH,
PARGS E ALST OF THE FIFTH PRENICIPAL MERITIAN CITY OF ARROID, JEFFERSON COUNTY, MISSOUR, AND
THAT THE RESULT OF SAID CONSOLIDATION PLAT IS REPRESENTED ON THIS PLAT, THIS SURVEY MEETS THE
WISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (2 CSR 90-80 AND 20 CSR 2050-16, EFFECTIVE
AS OF THE DATE OF THIS SURVEY) AS AN "URBAN PROPERTY."

IN	WITNESS		IT HAS	SIGNED	AND	SEALED	THE	FOREGOING	THIS	DAY	OF
	E STERLING	GOMPANY									

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



ARNOL

18-07-221 M.S.D. P# N/A

