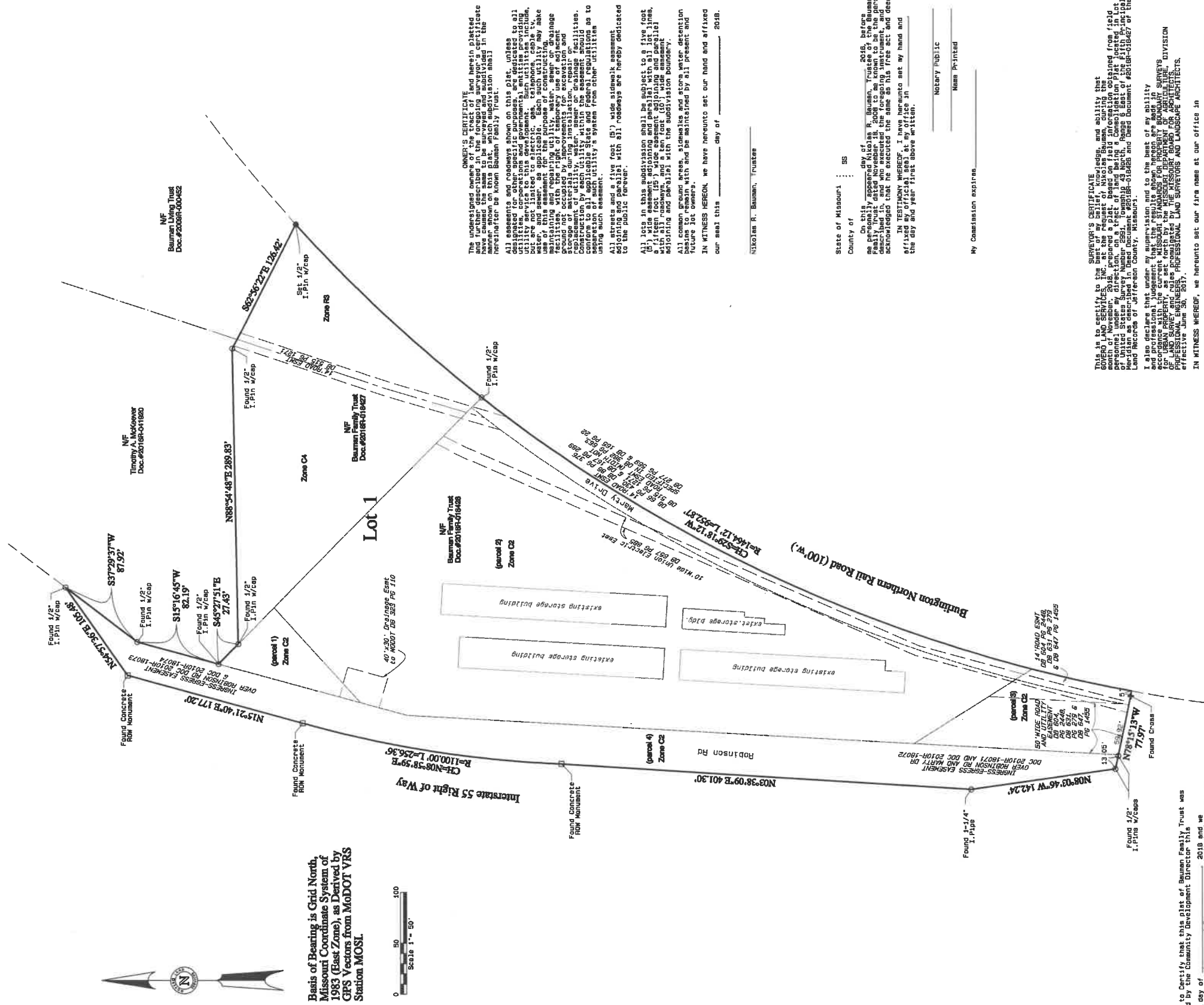


# Bauman Family Trust

a Consolidation Plat located in Lot 5 of United States Survey Number 2991, Township 43 North, Range 6 East of the Fifth Principal Meridian, City of Arnold, Jefferson County, Missouri.

Total Area = 5.27 Acres  
22,9490 sq. ft.



Basis of Bearing is Grid North, Missouri Coordinate System of 1983 (East Zone), as Derived by GPS Vectors from MDDOT VRS Station MOS1.



**OWNER'S CERTIFICATE**  
The undersigned owners of the tract of land herein platted have caused this same to be surveyed and subdivided in the manner herein shown and the same is hereby certified to be correct hereinafter by known Bauman Family Trust.

All easements and encroachments shown on this plat, unless designated for other specific purposes, are dedicated to all utility services for this subdivision. Such utilities include, but are not limited to electric, gas, telephone, cable tv, water, sewer, and drainage. The use of this easement for any other purpose may make use of this easement for the purpose of constructing, maintaining and repairing utility, water, sewer or drainage systems, or for any other purpose for which such easement was intended. The use of this easement for any other purpose shall be at the expense of the user and shall be subject to the replacement of utility, water, sewer or drainage facilities. Construction by each utility within the easement should be in accordance with the standards of the utility and the separation of such utility's system from other utilities using such easement.

All streets and a five foot (5') wide sidewalk easement are shown on this plat with all roadways are hereby dedicated to the public forever.

All lots in this subdivision shall be subject to a five foot (5') wide easement for utility lines, a fifteen foot (15') wide easement adjoining and parallel to the lot lines, and a five foot (5') wide easement for advertising and signs and with front subdivision boundary.

All easement, water, sewer, telephone and other water detection basins to remain with and be maintained by all present and future lot owners.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Nikolai R. Bauman, Trustee

State of Missouri : SS  
County of : JS

I, \_\_\_\_\_, Notary Public, do hereby certify that the above and foregoing is a true and correct copy of the original as presented to me by Nikolai R. Bauman, Trustee of the Bauman Family Trust dated November 18, 2018 to me known to be the person who executed the same and that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in \_\_\_\_\_, Missouri, this \_\_\_\_\_ day and year first above written.

Notary Public  
Name Printed

My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
This is to certify to the best of my ability, knowledge, and ability that I have surveyed and platted the above and foregoing plat, based on field information obtained from field work of November, 2018. I have caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179.

This is to certify that this plat of Bauman Family Trust was approved by the Community Development Director this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and we find from the collector of Revenue's records that there are no delinquent taxes on the following parcel number: 015963104001005

David Bookians  
Community Development Director

I also declare that under my supervision and to the best of my ability I have surveyed and platted the above and foregoing plat, based on field information obtained from field work of November, 2018. I have caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179. I have also caused a plat based on field information obtained from field work of November, 2018, to be prepared and recorded in the office of the Recorder of Deeds for the City of Arnold, Missouri, in Book 111, Page 1179.

Daniel L. Govero  
Professional Land Surveyor

IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
GOVERO LAND SERVICES, INC. 242-D

PLANNING & ZONING COMMISSION CERTIFICATE

This is to certify that this plat of Bauman Family Trust, as shown hereon, has been approved by the Planning and Zoning Commission of the City of Arnold on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Tami Leary, City Clerk

This is to certify that this plat of Bauman Family Trust was approved by the City of Arnold, Missouri on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NAME	Denise L. Govero
DATE PREPARED	11/14/18
CHECKED BY	D. L. G.
SHEET #	1 of 1
DRAWN BY	K.A.D.
JOB #	97405-D
PLS	
LICENSE #	1779
DATE PREPARED	11/14/18
ANNULD. NO	
CITY/COUNTY/STATE	ARNOLD, MO
SITE ADDRESS	3321 Barty Dr.

**GOVERO LAND SERVICES, INC.**  
SURVEYING & ENGINEERING  
CERTIFICATE OF AUTHORITY NO. L.S. 242-D  
5929 OLD STATE ROAD  
IMPERIAL, MO. 63622  
Professional Land Surveyor