

# 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 1144SST, PARCEL 2)
LOTS ELEVEN (11) AND TWELVE (12) OF GEBHARDTS 2ND ADDITION, A SUBDIVISION IN JEFFERSON COUNTY, MISSOURI, AS PER PLAT THEREOF

SUMPLY FARCELS JND THE COMMITMENT.

ACCO OF AGAINST HEAVY FARCELS JND THE COMMITMENT.

ACCO OF AGAINST HIGH STATEMENT OF THE SURVEY 2891, TOWNSHIPS 42 AND 48 NORTH, RANGES 6 AND 6 EAST, STARTING AT A STONE WHICH IS THE SULTHWIST. COMMER OF SAID LOT SIXTEEN (16) AND RUNNING THENCE SO 10 DEGREES SEAT 582 FEET TO A GROSS FENCE. THENCE NORTH AD DEGREES WEST 13 FEET, THENCE SOUTH 61 AS TO THE GRIMM PROPERTY. THENCE SOUTH 72 LOEGREES WEST 169 FEET, THENCE NORTH AD DEGREES WEST 10 AROA WHICH CANNOT AD THE CRIMM PROPERTY. THENCE SOUTH 72 LO EGREES WEST 85 FEET. THENCE SOUTH 11/2 DEGREES WEST 100 FEET, THENCE SOUTH 75 LOEGREES WEST 100 FEET, THENCE SOUTH 10 AND THE COMMITMENT OF THE CANNOT SHART THE CAN

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), FIGHT (8), NINE (9) AND TEN (10) HERETOFORE CONVEYED.

SURVEY PARCEL 4 ITTHE COMMITMENT THANSTL PARCEL 19:
ADJUSTED PARCEL A OF CONSOLIDATION PLAT OF PART OF LOT 17 IN U.S. SURVEY 2991 TOWNSHIP 43 NORTH, RANGE 6 EAST, A SUBDIVISION IN SUFFERENCE COUNTY, MISSOURI, ACOPTOINS O

SUBVEYOR'S PARCEL STITLE COMMITMENT 112893TL;
ALL THAT PART OF LOT SEVENTEEN (17) OF US SURVEY NO 2991, IN JEFFERSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST LINE OF THE LEMAY FERRY COUNTY ROAD, SAID POINT BEING THE MOST SOUTHERN CORNER OF THE TRACT CONVEYED TO JOHN R. HOPMEIER AND WIFE TO CHAS SCHIERHOFF BY DEED DATED JULY 1, 1982, AND RECORDED IN BOOK 204 FAGE 37 OF THE JEFFERSON COUNTY LAND RECORDES THE MOST THE MOST HAVE STANDED THE COUNTY LAND RECORDES THE MOST HAVE STANDED THE COUNTY LAND RECORDES THE ROT THE MOST HAVE STANDED THE COUNTY LAND RECORDES THE ROT THE MOST HAVE STANDED THE MOST HAVE SOUTHERN CORNER OF THE MOST HAVE DECOMED THE MOST HAVE SAND THE MOST HAVE SOUTHERN CORNER OF THE MOST HAVE SAND THE MOST LINE OF THE MOST HAVE SOUTHERN CORNER THEREOF, GAID FOUNT BEING ON THE WEST LINE OF SAND LINE OF SAND LONG THE MOST HAVE SOUTHERN CORNER THEREOF, GAID FOUNT BEING ON THE WEST LINE OF SAND LEMAY FOUNT BEING ON THE WEST LINE OF SAND LINEAR THE MOST HAVE SOUTHERN CORNER THEREOF, GAID FOUNT BEING ON THE WEST LINE OF SAND LINEAR THE MOST HAVE SOUTHERN CORNER THEREOF, GAID FOUNT BEING ON THE WEST LINE OF SAND LINEAR THE SON HAVE SAND THE MOST HAVE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE MOST HAVE SAND FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT BEING ON THE WEST LINE OF SAND GAID FOUNT

SURVEYOR'S PARCEL S (TITLE COMMITMENT 1197) STIL.

ONE AND EIGHTY-EIGHT HUNDREDTHS (1.89) ACRES BEING PART OF A LARGER TRACT OF 4.09 ACRES IN LOT SEVENTEEN (17), OF U.S. SURVEY NO.
2931, IDWASHED, 93 MORTH, ROMEGE E BAST, WHALL HARGER TRACT WAS COMMEYED TO ANTON W. HEMPEL AND WIFE TO ALVIN LOSEPH BECKER AND
2931, IDWASHED, 93 MORTH, ROMEGE E BAST, WHALL HARGER TRACT WAS COMMEYED TO ANTON W. HEMPEL AND WIFE TO ALVIN LOSEPH BECKER AND
AND REIGHTY-GRIGHT HUNDREDTHS (1.89) ACRES BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF SAD LARGER
TRACT AND RUNNING THENCE WITH THE NORTHERN STENS BOUNDAY INCH THE THEORY SOUTH 97 DESCRIBES 30 MINUTES SEED THE FEET TO A ROME IN IN ITHE WESTERN LINE OF LEMAY FERRY ROAD, THENCE WHAT HE WESTERN SIDE OF SAD RADO, SOUTH 15 DEGREES 3 MINUTES WEST THE FEET TO AN IRON PIRK.
AN IRON PIRK TRIENCE DEPARTING ROMS AND LEWAY FERRY ROAD AND RUNNING MORTH 39 DEGREES 22 MUNITES WEST THE MED TO PERT TO AN IRON PIRK.
THENCE NORTH SD DEGREES 16 MINUTES WEST 145 YET TO THE TWO AND RUNNING MORTH 39 DEGREES 22 MUNITES WEST 145 MED PIRK THE TO THE THE TO AND THE MOST THE SOURCE SEED WINDS THE WEST THE TO AN IRON PIRK.
THENCE NORTH SD DEGREES 16 MINUTES SEET 145 PEET TO THE FLACE OF BEGINNING THE SECRET SEED THE SECRET SEED.

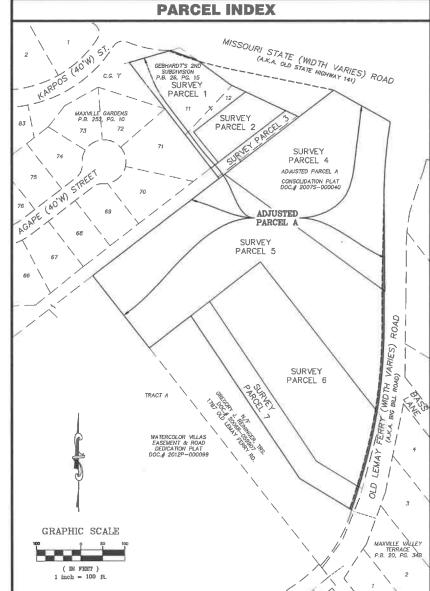
SURVEYOR'S PARCEL 7 ITTLE COMMINIST! 11971 STLE
SEVEN TENTIES (0.7) OF AN ACRE EIRNG PART OF A LAGGER TRACT OF AG ACRES IN LOT SEVENTEEN (17), OF U.S. AURVEY NO. 2891. TOWNSHIP AS
SEVEN TENTIES (0.7) OF AN ACRE EIRNG PART OF A LAGGER TRACT OF AG ACRES IN LOT SEVENTEEN (17), OF U.S. AURVEY NO. 2891. TOWNSHIP AS
DATE JAMMANY 1, 1855. RECORDED IN BOOK 25 PARCES AGO THE LEFFERSON COUNTY, MISSIONIL AND RECORDS. 360 FEN ENTINIS (0.7) OF ACRE BEING DESCRIBED AS FOLLOWS. BEGINNING IN THE NORTHWESTERN BOUNDARY LINE OF THE ABOVE MENTIONED LAGGER TRACT, AT AN IRON
PIN LOCATED SOUTH 25 DEGREES 30 INILITIES WEST 14.8.9 BEET DISTART FROM A STONE MARRING THE MOST HORTHERS OF SURVEY AND ACRE
RECORD FROM SAD INFO MY DISTART SAME AND AND MY DISTART SAME AS A PREST SAG FEET TO AN IRON PIN: THENCE SOUTH 35 DEGREES 14
LEMAY FERRY ROAD. THEACE WITH THE WEST STATE HAD FERRY ROAD, NORTH 25 DEGREES 39 MINITES WEST SAG FEET TO AN IRON PIN: THENCE SOUTH 55 DEGREES SAME AND ACRES SAG SAME ACRES SAG SAME ACRES SAG SAME AND ACRES SAG SAME AND ACRES SAG SAME ACRES SAG SAME ACRES SAG SAME AND ACRES SAG SAME ACRES SAG SAME ACRES SAG SAME AND ACRES SAG SAME ACRES SAG SAME ACRES SAME ACRE

### PROPERTY DESCRIPTION (ADJUSTED PARCEL A - AS SURVEYED):

A TRACT OF LAND BEING ALL OF LOTS 11 AND 12 OF "GEBHARDTS 2ND SUBDIVISION". A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 15 OF THE JEFFERSON COUNTY, MISSICURI RECORDS, ALL OF ADJUSTED PARCEL A OF "CORSILIDATION PLAT OF PART OF LOT DOUBLEST MINIBER 2007-200400 OF SAD RECORDS AND PART OF LOT S15 AND 17 THE JEFFERSON COUNTY, MISSICURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 RAST OF THE FIFTH PRINCIPAL MERIDAA, CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGNANING AT AN OLD STORE AT THE NORTHWEST CORNER OF AGOVE SAID LOT 17, SAID CORNER ALSO BEING ON THE SOUTHBAST LINE OF HAVAILE GARDENS'S ABBRIDGING ACCROSING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25P PAGE 100 F ARADY EARD RECORDS; THEMDE ALONG THE NORTHEAST LINE OF SAID MANDILE GARDENS FROM THE SOUTHBAST LINE OF SAID MANDILE GARDENS FROM THE SOUTHBAST LINE OF SAID MANDILE GARDENS FROM THE SOUTHBAST LINE OF SAID MANDILE GARDENS, FROM MECH CORNER AN IRON ROW WITH STEWN THE STATE OF THE SOUTHBAST LINE OF SAID MANDILE GARDENS, FROM MECH CORNER AN IRON ROW WITH SEARCH WEST; 33.31 FEET TO THE SOUTHBAST CORNER OF SAID MANDILE GARDENS, FROM MECH CORNER AN IRON ROW WITH SEARCH WEST; 33.31 FEET TO A FORT BEING THE NORTHWEST CORNER OF ABOVE SAID LOTH; THE SAID MANDILE GARDENS; NORTH STEWN THE AND ALONG THE NORTHBAST LINE OF SAID MANDILE GARDENS; NORTH STEWN THE AND ALONG THE NORTHBAST LINE OF SAID MANDILE GARDENS; NORTH STEWN THE AND ALONG THE NORTHBAST LINE OF SAID MANDILE GARDENS; NORTH STEWN THE AND ALONG THE NORTHBAST LINE OF SAID MISSOURI STATE ROAD. THE ADDITION OF THE SAID LINE GARDENS FROM THE AND ALONG THE NORTHBAST LINE OF SAID MANDILE GARDENS, DISTANCES AND ALONG THE ADDITION. SAID NORTH LINE SAID POINT EBING SAID FROM THE ADDITION OF THE SAID LINES SAID NORTH LINE OF SAID MANDILE GARDENS AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID NORTH LINES AND ALONG THE ADDITION OF THE SAID LINES SAID THE SAID AND ALONG THE ADDITION OF THE WEST LINE OF GALD LEBANY SAID AND ALONG THE ADDITION OF THE ADDITION



### SHEET INDEX:

SHEET 1 - COVER SHEET SHEET 2 - CONSOLIDATION PLAT

			PARCEL INFORM	ИОПА		
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 SQ. 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 11/15/1994	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 SQ. FT. (1.847 AC.)
7	BROWNING, VERNON	D.B. 352, PG. 446 & D.B. 620, 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 KINEWATIC OPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOSI AND A PID OF DL3650 HAVING PUBLISHED

COMBINED GRID FACTOR = 0.999913419 (1 METER = 3,28083333 FEET)

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND SIGCALING (VIDENDATE) TO SECTION 327-41 RSMM) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOI SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE APPEAL OR.
- BASIS BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.

SURVEYOR'S NOTES:

- 2. BASIS BEARINGS, MISSOURI COORDINATE SYSTEM OF 1989, EAST ZONE, GRID NORTH.
  3. SOURCE OF RECORD TITLE WARRANTY DEED TO HALBERT E. ROBINSON AND MARY A. ROBINSON, HUSBAND AND WIFE RECORDED AS DOCUMENT NUMBER 2014-022300 OF THE JEFFERSON COUNTY, MISSOURI RECORDS (PARCEL SI AND 2), WARRANTY DEED TO THE CHARLES L DONNELLY AND LAVERNE B. DONNELLY FAMILY TRUST DATED NOVEMBER 15, 1994 RECORDED IN DEED BOOK 689 PAGE 1989 OF SAD RECORDED RECORDED AS JOCUMENT OF THE PROPERTY OF THE PAGE OF TH
- 4. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE. (R) DENOTES RECORD INFORMATION

5. 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 1-4), "C-4" PLANNED OF ARNOLD, MISSOURI.

UP PARVILLY, MISSOURI,

THE RESTRECTIONS FOR TO,3" GENERAL COMMERCIAL DISTRICT ZONE ARE AS FOLLOWS:

LOT SIZE: DEPENDENT UPON USE,

LOT FRONTAGE OF FEET IN PARKING IS AT LEAST 6 FEET BEHIND BUILDING.

FRONT SIZE AND AS THE PARKING IS AT LEAST 6 FEET BEHIND BUILDING.

SIDERREAD REACK 15 FEET IF ADJOINING "R" DISTRICT, WITH LANDSCAPE BUFFER; OTHERWISE NOTE.

BUILDING HEIGHT: SO 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 32,470 SQUARE FEET,
SETBACKS, PER ORDINANCE, MINIMUM 15 FEET IF ADJANNED "R" DISTRICT, WITH LANDSCAPE
BUFFER.
BUILDING HEIGHT: PER ORDINANCE, BUILDINGS OVER 30 FEET REQUIRE ADDITIONAL SETBACK.

BUILDING HEIGHT: FER ORDINANCE, BUILDINGS OVER 30 FEET REQUIRE ADDITIONAL SETBACK.
THE RESTRICTIONS FOR THE RESIDENCE DISTRICT ZONE ARE AS FOLLOWS:
LOT SIZE: DEPENDENT UPON USE.
FORN TSETBACK: 25 FEET
SIDE SETBACK: 25 FEET UNKERS LOT WIDTH IS LESS THAN 60 FEET, THEN 10% OF LOT WIDTH, OR 5
FEET, WHICHEVER IS GREATER.
REAR SETBACK: 16 FEET
BUILDING HEIGHT: 23 STORIES OR 35 FEET FOR DWELLINGS; 50 FEET FOR NON-DWELLINGS.

8. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, TITLE COMMITMENTS BY ST. LOUIS TITLE, LLC, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 11220STL WITH A COMMITMENT DATE OF JUNE 9, 2016, FILE NUMBER 1144SSTL WITH A COMMITMENT DATE OF AUGUST 14, 2018 AND FILE NUMBER 11971STL WITH A COMMITMENT DATE OF COTCERE 17, 2018. THE NOTES REGARDING SCHEDULE B, SECTION II OF SAID COMMITMENTS ARE OUTLINED IN THE TITLE NOTES

### OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS 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 "CEDARHURST OF ARNOLD CONSCLIDATION PLAT."

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

DOVER DEVELOPMENT, LLC

STATE OF MISSOURI	)
COUNTY OF ST. LOUIS	) 00.

ON THIS DAY OF JOIN, BEFORE ME APPEARED

FERSONALLY KNOWN, MHO DERING BY ME DLIY SYNDRY DID SAY THAT HEIGHE IS

DEVELOPMENT, A LIMITED LIMBILITY COMPANY OF THE STATE OF ILLINOIS, AND THAT SAID INSTRUMENT WAS

SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIMBILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND

SAID

FURTHER ACKNOWLEDGED SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND

SAID

ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND FIRST ABOVE WRITTEN.	ND YI
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MY COMMISSION EXPIRES:\_\_\_\_

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 \_\_\_\_\_\_ 2019.

NOTARY PUBLIC

DAVID B BOOKLESS COMMUNITY DEVELOPMENT DIRECTOR

TAMMI CASEY, CITY CLERK

### SURVEYOR'S CERTIFICATE:

ST. LOUIS, MISSOURI 63:29

THIS IS TO GETITY THAT WE HAVE, BY ORDER OF DOVER DEVELOPMENT, LLC, ST. LOUIS TITLE, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DURING THE MONTH OF JANUARY 2019, MADE A CONSOLIDATION PLAT OFSEVERAL TRACTS OF LAND BEING PART OF LCT 11 AND ALL OF LCT 12 OF GESHARDITS 7ND SUBDIVISION, IP.B. 26, PG. 15), ALL OF ADJISTED PARCEL A OF CONSOLIDATION PLAT OF SEPART OF LCT 17 IN J. S. SURVEY 2091, TOWNSHIP 43 NORTH, ANDER 5 EAST GOOG, NO, 2007-ADDIAGNO) AND PART OF LCT 15 IS AND 17 OF U.S. SURVEY 2991, ALL LOCATED IN U.S. SURVEY 2091, TOWNSHIP 23 NORTH, ARADICS & EAST, OF THE FIFTH PRINCIPAL MERIONAL CITY OF ARROID, JEFFERSON COUNTY, MISSOURI, AND THAT THE REGULT OF SAID CONSOLIDATION PLAT IS REPRESENTED ON THIS PLAT. THIS SURVEY METS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYSY (2 CSR 90-69 AND 20 CSR 2030-16, EFFECTIVE AS OF THE DATE OF THIS SURVEYS) AND THAT THE REGULT OF THE SURVEYS AND SURVEYSY SURVEYSY (2 CSR 90-69 AND 20 CSR 2030-16, EFFECTIVE AS OF THE DATE OF THIS SURVEYSY AS AN "URBAN PROPERTY."

IN	WITNESS	WHEREOF,	IT	HAS	SIGNED	AND	SEALED	THE	FOREGOING	THIS	 DAY	0
-			019,									

DAVID B. BOOKLESS. COMMUNITY DEVELOPMENT DIRECTOR

NOTARY PUBLIC

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 11262STL EFFECTIVE JUNE 8, 2016 AT 8:00 AM. THE NOTES REGARDING SCHEDULE 8, SECTION II OF TITLE COMMITMENT ARE AS FOLLOWS.

ITEM 4: EASEMENT GRANTED TO THE CITY OF ARNOLD BY THE INSTRUMENT RECORDED IN BOOK 537
PAGE 1391, AFFECTS SURVEY PARCEL S IN THE AREA NOTED AND SHOWN HEREON. DOCUMENT
NOTES THAT DIMENSIONS SHOWN ARE PPROXIMINET, AND SAID EASEMENT IST OS BE LOCATED 6
FEET ON EACH SIDE OF SEWER AS INSTALLED, EASEMENT LOCATION IS SHOWN BASED ON 'AS
INSTALLED' SEWER LOCATION.

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 HAMSTLE REFORMED AUGUST 4, 2018 AT 6,00 AM, THE NOTES REGARDING SCHEDULE 8, SECTION 81 OF TITLE COMMITMENT ARE AS FOLLOWS:

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

EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 331 PAGE 141. DOCUMENT IS BLANKET IN NATURE AND AFFECTS SURVEY PARCELS 1-9.

AFFECTS SURVEY PARCELS 1-4.

BUILDING LINES, EASEMENTS AND RESTRICTIONS ACCORDING TO THE PLAT OF GEBHARDT'S

ROS BUILDING RECORDED IN PLAT BOOK 26 PAGE 15, BUILDING LINES AFFECT SURVEY

PARCEL 1 AS SHOWN HEREON, PLAT ALSO GRANTS EASEMENTS TO UNION ELECTRIC

COMPANY OF MISCOURI AND SOUTHWESTERN BELL TELEPHOLO COMPANY, BERNG DESCRIBED

AS ON AND OVER ALL LOT LINES AND PUFF FEET ADJACENT THERETO ON EACH SIDE, AFFECTS

BUILTRY PARCEL, 11 AN SHOWN HEREON.

SURVEY PARCEL 1 M AS SHOWN HEREON.

ASSEMBLY FOR SEWER PURPOSES GRANTED TO THE CITY OF ARNOLD ACCORDING TO INSTRUMENT RECORDED IN BOOK 537 PAGE 1341 AND BOOK 537 PAGE 1367, BOOK 537 PAGE 137, BOOK 537 PAGE 137, FACTOR PAGE 137 P

SASSIMENTS AND IN FEST WIDE BOAD DEDEKTION STEIP TO THE CITY OF ARNOLD ACCORDING TO THE PAT OF BAN SIGNOVISION RECORDS DECEMBER 1 AND AS FOCUMENT NO. 2007S-00040 OF THE JEFFERSON COUNTY RECORDS. PLAT CREATES EASEMENTS FOR RULLITIES AND SIDEWALK PURPOSES THAT AFFECT SURVEY PARCEL 4 AS SHOWN HERBON, ROAD BEDICATION STRIP PLOTS ADJACENT TO THE GASTERN EDGE OF SURVEY PARCEL 4 AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

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 11917STL EFFECTIVE OCTOBER 17, 2018 AT 8:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF TITLE COMMITMENT ARE AS FOLLOWS:

SUBJECT TRACT:

RASEMENT GRANTED TO CITY OF ARNOLD, MISSCURI BY THE INSTRUMENT RECORDED IN BOOK 537 PAGE 1335, AFFECTS SURVEY PARCELS 6 AND 7 IN THE AREA NOTED AND SHOWN HEREON, DOCUMENT NOTES THAT DIMENSIONS SHOWN AREA PRPOXIMATE, AND SAD ASSEMENT IS TO BE LOCATED 5 FEET ON EACH SIDE OF SEWER AS INSTALLED, EASEMENT IS TO BE LOCATED 5 FEET ON EACH SIDE OF SEWER AS INSTALLED, EASEMENT IS OR BASED ON 148 INSTALLED SEWER LOCATION.

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED RECORDED IN DEED BOOK PAGE OF THE COUNTY OF JEFFERSON, MISSIOURI RECORDS, JOIN IN AND APPROVES IN EVERY DETAIL HIS PATO TO FEDERAHURST OF ARROLD CONSOLIDATION PLAT.

ON THIS DAY OF 2018, BEFORE ME PERSONALLY APPEARED

SWORN, DID SAY THAT HE/SHE IS OF OF OF AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID BHALF OF SAID ACKNOWLEDGED SAID INSTRUMENT WAS SAID.

IN TESTIMONY WHEREOF, I HAVE HEREWITH SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND

WE FIND FROM THE COLLECTOR OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINOUENT TAXES ON PARCEL NO. 01-09-030-0-1003-037 & 01-9-0-30-1-003-027 & 01-9-0-30-1-003-027 & 01-9-0-30-1-003-028, 01-9-0-30-0-1-003-028, 01-9-0-30-0-1-003-028, 01-9-0-30-0-1-003-028, 01-9-0-30-0-1-003-08, 01-9-0-30-0-1-003-028, 01-9-0-30-0-1-003-08, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-0-30-0-1-0-30, 01-9-

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

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

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

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

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

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

LIENHOLDER CERTIFICATE (IF REQUIRED):

SAID \_\_\_\_\_ ACT AND DEED OF SAID COMPANY

MY COMMISSION EXPIRES:

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

TITLE NOTES (11445STL):

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

ш

20 S. CENTRAL AVENUE SUITE 1050 CLAYTON, MO 63105 (314) 932-2352

**ARNOL** EDA $\mathbf{C}$ 

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

