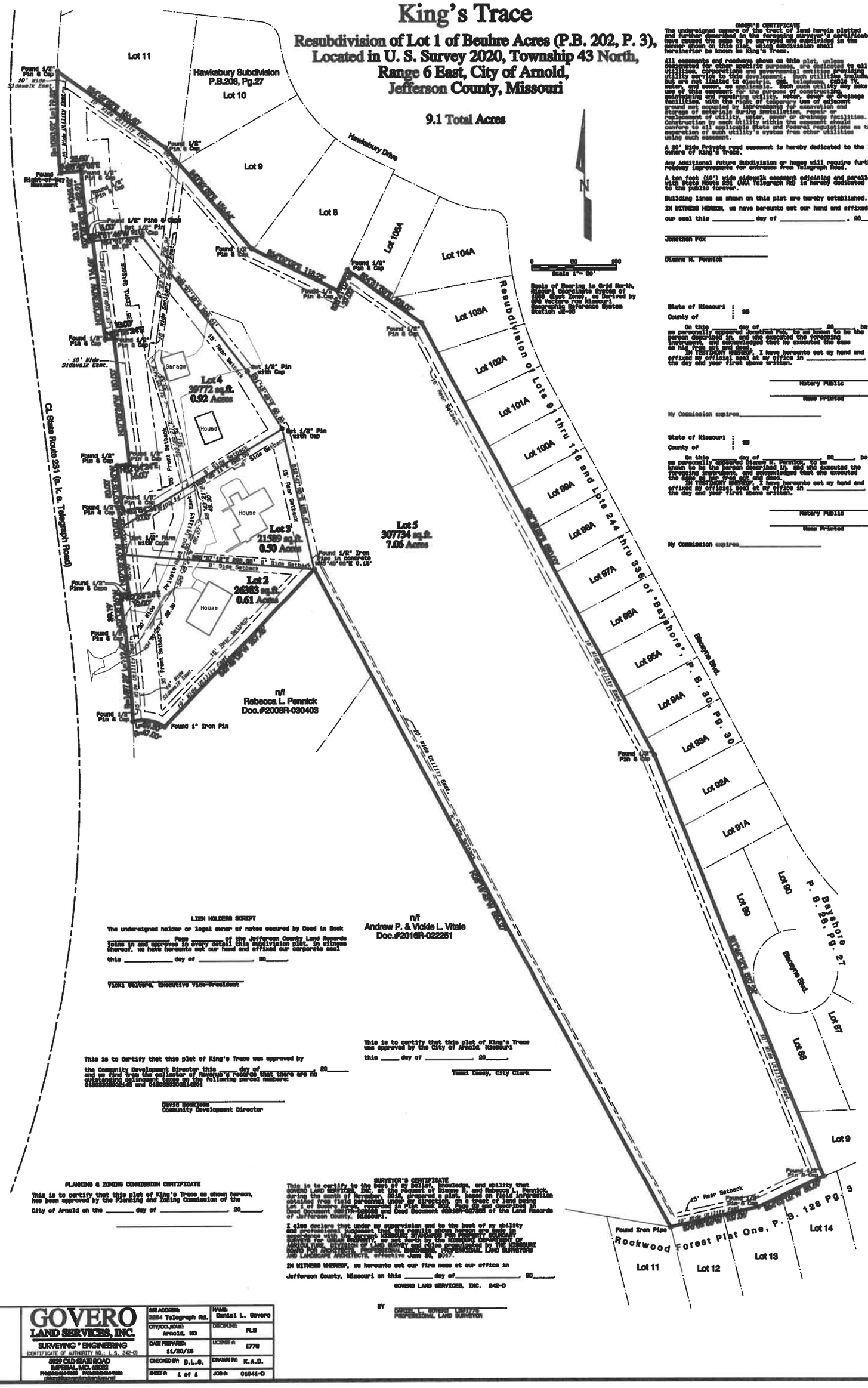
King's Trace

Resubdivision of Lot 1 of Beuhre Acres (P.B. 202, P. 3), Located in U. S. Survey 2020, Township 43 North, Range 6 East, City of Arnold, Jefferson County, Missouri

9.1 Total Acres



OWNER'S CERTIFICATE

The undersigned owners of the tract of land herein platted and further described in the accompanying surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as King's Trace.

All easements and roadways shown on this plat, unless designated for other specific purposes, are dedicated to all utility companies, governmental and governmental entities providing utility service to this development. Such utilities include, but are not limited to electric, gas, telephone, cable TV, water, and sewer, as applicable. When such utility may make use of this easement for the purpose of constructing, maintaining and repairing utility, water, sewer or drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for excavation and storage of materials during installation, repair or replacement of utility, water, sewer or drainage facilities. Construction by each utility within the easement should conform to all applicable State and Federal regulations as to separation of each utility's system from other utilities using such easement.

A 30' Wide Private road easement is hereby dedicated to the lot owners of King's Trace.

Any Additional future Subdivision or Resubs will require further roadway improvements for entrance from Telegraph Road.

A ten foot (10') wide sidewalk easement adjoining and parallel with State Route 231 (AKA Telegraph Rd) is hereby dedicated to the public forever.

Building lines as shown on this plat are hereby established.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this _____ day of _____, 20____.

_____
Jonathon Fox

_____
Dianne M. Pennick

State of Missouri)
County of) ss

On this _____ day of _____, 20____, before me personally appeared Jonathon Fox, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged 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 _____ the day and year first above written.

_____
Notary Public

_____
Name Printed

My Commission expires_____

State of Missouri)
County of) ss

On this _____ day of _____, 20____, before me personally appeared Dianne M. Pennick, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____

_____
Notary Public

_____
Name Printed

My Commission expires_____

LIEN HOLDERS EXCEPT

The undersigned holder or legal owner of notes secured by Deed in Book _____ Page _____ of the Jefferson County Land Records joins in and approves in every detail this subdivision plat. In witness whereof, we have hereunto set our hand and affixed our corporate seal this _____ day of _____, 20____.

_____
Vicki Schiera, Executive Vice-President

This is to Certify that this plat of King's Trace was approved by the Community Development Director this _____ day of _____, 20____ and we find from the collector of Revenue's records that there are no delinquent or unpaid taxes or liens on the following parcel numbers:

_____
David Bookless
Community Development Director

This is to certify that this plat of King's Trace was approved by the City of Arnold, Missouri this _____ day of _____, 20____.

_____
Tammi Cundy, City Clerk

PLANNING & ZONING COMMISSION CERTIFICATE

This is to certify that this plat of King's Trace as shown hereon, has been approved by the Planning and Zoning Commission of the City of Arnold on the _____ day of _____, 20____.

_____

SURVEYOR'S CERTIFICATE

This is to certify to the best of my belief, knowledge, and ability that GOVERO LAND SERVICES, INC. at the request of Dianne M. and Rebecca L. Pennick, during the month of November, 2016, prepared a plat, based on field information obtained from field personnel under my direction, of a tract of land being Lot 1 of Beuhre Acres, recorded in Plat Book 202, Page 03 and described in Land Document 2007R-030403 and Deed Document 4040R-047648 of the Land Records of Jefferson County, Missouri.

I also declare that under my supervision and to the best of my ability and professional judgment, this resulting plat and survey are in accordance with the Current Missouri Standards for Property Boundary Surveys, as set forth by the Missouri Department of Agriculture, Division of Land Survey and also, accordance with the Missouri Standards for Property Boundary Surveys, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this _____ day of_____, 20____.

GOVERO LAND SERVICES, INC. 242-D

BY _____
DANIEL L. GOVERO LS#2778
PROFESSIONAL LAND SURVEYOR

GOVERO LAND SERVICES, INC. SURVEYING • ENGINEERING CERTIFICATE OF AUTHORITY NO.: L.S. 242-D 2529 OLD BAUR ROAD IMPERIAL, MO. 63052 Phone:636/942-6600 Fax:636/942-6605	SITE ADDRESS: 2884 Telegraph Rd.	Name: Daniel L. Govero	
	CITY/COUNTY: Arnold, MO	DESIGN: PLS	
	DATE PREPARED: 11/30/16	LICENSE #: 2778	
	CHECKED BY: D.L.G.	DRAWN BY: K.A.D.	
	SHEET #: 1 of 1	JOB #: 01646-D	

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