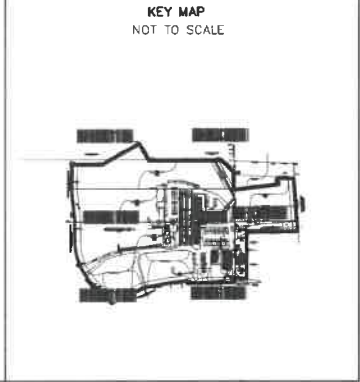


VICINITY MAP NOT TO SCALE



KEY MAP NOT TO SCALE

IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

GENERAL NOTES

BASIS OF BEARINGS: GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY HILLSBORO TITLE COMPANY COMMITMENT NO. H39153, (PARCELS A, B AND C)

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- 1-2 STANDARD EXCEPTIONS, NOT LAND SURVEY RELATED.
3- EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 191, PAGE 291.
4- AGREEMENT FOR USE OF LAND ALONG HIGHWAY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 116, PAGE 328.
5- EASEMENT GRANTED TO CITY OF ARNOLD, ACCORDING TO INSTRUMENT RECORDED IN BOOK 606, PAGE 571.
6- EASEMENT GRANTED TO STATE OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED IN BOOK 308, PAGE 636.
7- EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 1.
8- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY.
9- EASEMENT GRANTED TO UNION ELECTRIC COMPANY DBA AMEREN UE.
10- PERMANENT RETAINING WALL EASEMENT GRANTED TO THE CITY OF ARNOLD.
11- TEMPORARY CONSTRUCTION EASEMENT AND SLOPE LICENSE GRANTED TO THE CITY OF ARNOLD.
12- PERMANENT RETAINING WALL EASEMENT GRANTED TO THE CITY OF ARNOLD.
13- TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY OF ARNOLD.
14- EASEMENT ASSIGNMENT AND CONVEYANCE TO MISSOURI AMERICAN WATER COMPANY.

LAND DESCRIPTIONS

PARCEL 1: A TRACT OF LAND SITUATED, LYING AND BEING IN THE COUNTY OF JEFFERSON, STATE OF MISSOURI, BOUNDED AND DESCRIBED AS FOLLOWS TO-WIT: BOUNDED ON THE NORTHEAST BY LOT NO. 26, ON THE EAST BY LOT NO. 18, ON THE SOUTHWEST BY LOT NO. 12, AND ON THE NORTHWEST BY LOT NO. 16.
PARCEL 2: PART OF LOT 26 OF US SURVEY NO. 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MARKING THE CORNER COMMON TO LOTS 17, 18, 25 AND 26 OF US SURVEY NO. 2991, AND RUNNING THENCE WITH THE DIVISION LINE BETWEEN LOTS 17 AND 26.

PARCEL C:

ALL THAT PART OF LOT 18 OF U.S. SURVEY NO. 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 18 AND RUNNING THENCE SOUTH 52 DEGREES 30 MINUTES WEST 45 FEET TO A POINT; THENCE SOUTH 37 DEGREES 30 MINUTES EAST 388.6 FEET TO A POINT ON THE RIGHT OF WAY LINE OF HIGHWAY #67; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 45.1 FEET TO THE MOST EAST LINE OF SAID LOT 18.

PARCEL D:

SEVENTY-SIX HUNDREDTH (0.76) OF AN ACRE LOCATED IN LOT 25 OF U.S. SURVEY NO. 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, AND BEING PART OF A LARGER TRACT OF LAND WHICH WAS CONVEYED BY ROSA DOMECK AND GEORGE DOMECK, HER HUSBAND TO JOSEPH GANGLOFF AND ROSA GANGLOFF, HIS WIFE, BY DEED DATED APRIL 6, 1905.

PARCEL E:

ALL THAT PART OF A TRACT OF LAND IN LOT 25 OF US SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, TOWNSHIP 43 NORTH, JEFFERSON COUNTY, MISSOURI, CONVEYED TO JOSEPH GANGLOFF AND ROSA GANGLOFF HIS WIFE, BY WARRANTY DEED DATED APRIL 6, 1905, RECORDED IN BOOK 60 PAGE 403 OF THE JEFFERSON COUNTY LAND RECORDS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID LOT 25 AT THE MOST NORTHERN CORNER OF A 0.79 ACRE TRACT CONVEYED TO SYLVESTER F. GANGLOFF AND ANNA F. GANGLOFF HIS WIFE, BY WARRANTY DEED RECORDED IN BOOK 179 PAGE 33 OF THE JEFFERSON COUNTY LAND RECORDS, AND RUNNING THENCE NORTH 51 DEGREES 28 MINUTES EAST ALONG THE NORTHWEST LINE OF SAID LOT 25, 108.56 FEET, MORE OR LESS, TO THE MOST WESTERN CORNER OF A 0.37 ACRE TRACT CONVEYED TO HERMAN F. ZIEGLER AND VIRGINIA ZIEGLER, HIS WIFE, BY WARRANTY DEED RECORDED IN BOOK 261 PAGE 509 OF SAID RECORDS; THENCE SOUTH 45 DEGREES 07 MINUTES EAST 260.69 FEET TO A POINT; THENCE NORTH 47 DEGREES 15 MINUTES EAST TO THE MOST WESTERN CORNER OF A TRACT OF LAND CONVEYED TO THE ROCK COMMUNITY VOLUNTEER FIRE ASSOCIATION, BY WARRANTY DEED RECORDED IN BOOK 186 PAGE 451 OF SAID RECORDS; THENCE SOUTH 35 DEGREES 30 MINUTES EAST 100 FEET TO THE MOST SOUTHERN CORNER OF SAID TRACT CONVEYED TO ROCK COMMUNITY VOLUNTEER FIRE ASSOCIATION, WHICH IS ALSO A POINT IN THE NORTHWESTERN RIGHT OF WAY LINE OF STATE HIGHWAY 61-67; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST RIGHT OF WAY OF SAID HIGHWAY, 180 FEET, MORE OR LESS, TO THE MOST EASTERN CORNER OF SAID 0.76 ACRE TRACT CONVEYED TO SYLVESTER F. GANGLOFF AND WIFE, BY LINE ABOVE MENTIONED DEED RECORDED IN BOOK 179 PAGE 33 OF THE SAID RECORDS; THENCE NORTH 36 DEGREES WEST 368 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY, ACCORDING TO WARRANTY DEED RECORDED IN BOOK 510 PAGE 2078.

PARCEL F:

ALL THAT PART OF LOT 18 OF U.S. SURVEY NO. 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT 18, WHICH SAID POINT IS ALSO THE MOST NORTHERN CORNER OF THE TRACT OF LAND ACQUIRED BY CAROLINE WEIGERBUENLE, RECORDED IN THE RECORDER'S OFFICE OF JEFFERSON COUNTY, MISSOURI, RUNNING THENCE ALONG THE NORTHEASTERN LINE OF SAID LOT 18, SOUTH 37 DEGREES 30 MINUTES EAST 75.1 FEET, THENCE SOUTHWARDLY PARALLEL TO THE NORTHWEST LINE OF SAID LOT 18, A DISTANCE OF 195.2 FEET TO A POINT IN THE NORTHEASTERN LINE OF A TRACT OF LAND CONVEYED TO BERNARD F. VENKER BY QUIT CLAIM DEED DATED AUGUST 23, 1947, AND RECORDED IN SAID RECORDER'S OFFICE IN BOOK 173 PAGE 426; THENCE RUNNING NORTHWESTWARDLY ALONG THE NORTHEASTERN LINE OF THE ABOVE MENTIONED BERNARD F. VENKER TRACT 75.1 FEET TO THE NORTHERN CORNER THEREOF AND ALSO BEING A POINT ON THE DIVISION LINE BETWEEN LOTS 17 AND 18 OF US SURVEY NO. 2991; THENCE ALONG SAID DIVISION LINE NORTH 52 DEGREES 30 MINUTES EAST, 198.5 FEET TO THE PLACE OF BEGINNING.

PARCEL F:

ALL THAT PART OF LOT 18 OF US SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE DIVISION LINE BETWEEN LOTS 17 AND 18 OF SAID SURVEY AT THE MOST NORTHERN CORNER OF A TRACT OF LAND CONVEYED TO BERNARD F. VENKER BY QUIT CLAIM DEED DATED AUGUST 23, 1947, AND RECORDED IN THE RECORDER'S OFFICE OF JEFFERSON COUNTY, MISSOURI IN BOOK 173 PAGE 426, WHICH SAID POINT IS LOCATED SOUTH 52 DEGREES 30 MINUTES WEST 198.5 FEET FROM THE MOST NORTHERN CORNER OF SAID LOT 18 AND RUNNING THENCE ALONG SAID DIVISION LINE, SOUTH 52 DEGREES 30 MINUTES WEST 90 FEET TO AN IRON PIN AT THE INTERSECTION OF SAID DIVISION LINE WITH THE EASTERN LINE OF CHURCH ROAD; THENCE SOUTHWARDLY ALONG THE EAST LINE OF CHURCH ROAD 75.7 FEET TO AN IRON PIN THENCE NORTHEASTERLY PARALLEL TO THE ABOVE MENTIONED DIVISION LINE BETWEEN LOTS 17 AND 18, 104.7 FEET IN THE NORTHEASTERN FEET OF THE ABOVE MENTIONED BERNARD F. VENKER TRACT THENCE NORTHWESTWARDLY ALONG SAID NORTHEASTERN LINE 75.1 FEET TO THE PLACE OF BEGINNING.

CONSOLIDATED LOT 1

ALL THAT PART OF LOTS 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERN MOST CORNER OF MARKET AT WATER TOWER PLACE AS RECORDED IN PLAY BOOK 255 PAGE 3 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID MARKET AT WATER TOWER PLACE SOUTH 37 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 8.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST LINE OF MARKET AT WATER TOWER PLACE THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 37 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 182.62 FEET;
SOUTH 87 DEGREES 13 MINUTES 43 SECONDS EAST A DISTANCE OF 257.51 FEET;
SOUTH 22 DEGREES 46 MINUTES 17 SECONDS WEST A DISTANCE OF 116.31 FEET;
SOUTH 37 DEGREES 50 MINUTES 42 SECONDS EAST A DISTANCE OF 437.86 FEET;
SOUTH 09 DEGREES 01 MINUTES 00 SECONDS WEST A DISTANCE OF 103.37 FEET TO THE LINE COMMON TO LOTS 25 AND 26 OF U.S. SURVEY 2991;

THENCE ALONG SAID LINE COMMON TO LOTS 25 AND 26 OF U.S. SURVEY 2991 SOUTH 51 DEGREES 52 SECONDS WEST A DISTANCE OF 100.06 FEET TO THE NORTHEAST LINE OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION AS DESCRIBED IN DOCUMENT NUMBER 2008R-001489;

THENCE ALONG SAID JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 44 DEGREES 47 MINUTES 06 SECONDS EAST A DISTANCE OF 260.69 FEET; NORTH 47 DEGREES 38 MINUTES 59 SECONDS EAST A DISTANCE OF 40.01 FEET; SOUTH 35 DEGREES 06 MINUTES 01 SECONDS EAST A DISTANCE OF 100.67 FEET TO THE NORTHWEST LINE OF JEFFCO BOULEVARD;

THENCE ALONG SAID NORTHWEST LINE OF JEFFCO BOULEVARD SOUTH 47 DEGREES 48 MINUTES 51 SECONDS WEST A DISTANCE OF 324.24 FEET TO THE SOUTHWEST LINE OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION AS DESCRIBED IN DOCUMENT NUMBER 040060481; THENCE ALONG SAID SOUTHWEST LINE OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION NORTH 38 DEGREES 37 MINUTES 58 SECONDS WEST A DISTANCE OF 304.95 FEET TO THE SOUTHEAST LINE OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION AS DESCRIBED IN DOCUMENT NUMBER 2008R-001489;

THENCE ALONG SAID JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 52 DEGREES 24 MINUTES 23 SECONDS WEST A DISTANCE OF 281.26 FEET; NORTH 28 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 75.96 FEET; SOUTH 51 DEGREES 02 MINUTES 31 SECONDS WEST A DISTANCE OF 30.60 FEET TO THE NORTHEAST LINE OF CHURCH ROAD;

THENCE ALONG SAID CHURCH ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 285.95 FEET; NORTH 45 DEGREES 39 MINUTES 07 SECONDS EAST A DISTANCE OF 14.28 FEET; NORTH 44 DEGREES 20 MINUTES 53 SECONDS WEST A DISTANCE OF 95.57 FEET; NORTH 48 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 158.63 FEET; NORTH 63 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 216.93 FEET TO THE SOUTHEAST LINE OF MICHIGAN AVENUE;

THENCE ALONG SAID MICHIGAN AVENUE THE FOLLOWING COURSES AND DISTANCES: NORTH 07 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 160.07 FEET TO A POINT OF CURVATURE;

NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 290.68 FEET, A RADIUS OF 375.00 FEET AND A CHORD BEARING OF NORTH 29 DEGREES 55 MINUTES 49 SECONDS EAST WITH A CHORD LENGTH OF 283.46 FEET; NORTH 52 DEGREES 08 MINUTES 11 SECONDS EAST A DISTANCE OF 113.33 FEET; NORTH 48 DEGREES 56 MINUTES 20 SECONDS EAST A DISTANCE OF 0.09 FEET TO A POINT OF CURVATURE;

NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 75.80 FEET, A RADIUS OF 425.00 FEET AND A CHORD BEARING OF NORTH 46 DEGREES 39 MINUTES 04 SECONDS EAST WITH A CHORD LENGTH OF 75.70 FEET; NORTH 41 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 5.46 FEET; NORTH 46 DEGREES 18 MINUTES 39 SECONDS EAST A DISTANCE OF 116.77 FEET; NORTH 52 DEGREES 10 MINUTES 07 SECONDS EAST A DISTANCE OF 150.49 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 888,006 SQUARE FEET, 19.70 ACRES

OWNER SCRIPT

THE UNDERSIGNED OWNER OF THE TRACTS OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED A CONSOLIDATION PLAT TO BE PREPARED IN THE MANNER SHOWN ON THE ADJACENT PLAT WHICH PLAT SHALL BE KNOWN AS "IMMACULATE CONCEPTION CONSOLIDATION PLAT".

EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO A CORPORATIONS 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. EACH UTILITY MAY MAKE USE OF THESE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITY WATER AND SEWER 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 WATER AND SEWER FACILITIES.

BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____ 2018.

JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION

NOTARY

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

ON THIS ____ DAY OF _____ 2018, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE _____ OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, A NON-PROFIT CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NON-PROFIT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID NON-PROFIT CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID NON-PROFIT CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY OF ARNOLD

THIS IS TO CERTIFY THAT THIS PLAT OF "IMMACULATE CONCEPTION CONSOLIDATION PLAT" WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS ____ DAY OF _____ 2018.

MARY HOLDEN
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF ARNOLD

THIS IS TO CERTIFY THAT THIS PLAT OF "IMMACULATE CONCEPTION CONSOLIDATION PLAT" WAS APPROVED BY THE CITY OF ARNOLD, MISSOURI THIS ____ DAY OF _____ 2018.

TAMMI CASEY
CITY CLERK

SURVEYOR'S STATEMENT

AT THE REQUEST OF JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, WE HAVE DURING THE MONTH OF MARCH 2018, PERFORMED A BOUNDARY RETRACEMENT SURVEY FOR A PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, JEFFERSON COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING AND HAVE SUBSEQUENTLY PREPARED THIS CONSOLIDATION PLAT TO BE KNOWN AS "IMMACULATE CONCEPTION CONSOLIDATION PLAT".

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (IRBAN CLASS PROPERTY)

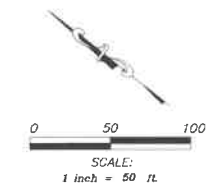
IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS ____ DAY OF _____ 2018.

Table containing job information (JOB NO. 1609-028), surveyor name (D.J.N./M.S.B.), company name (MARLER SURVEYING COMPANY, INC.), address (11402 GRAVVOY RD., STE. 200), and sheet number (1 OF 9).

IMMACULATE CONCEPTION SURVEY CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI

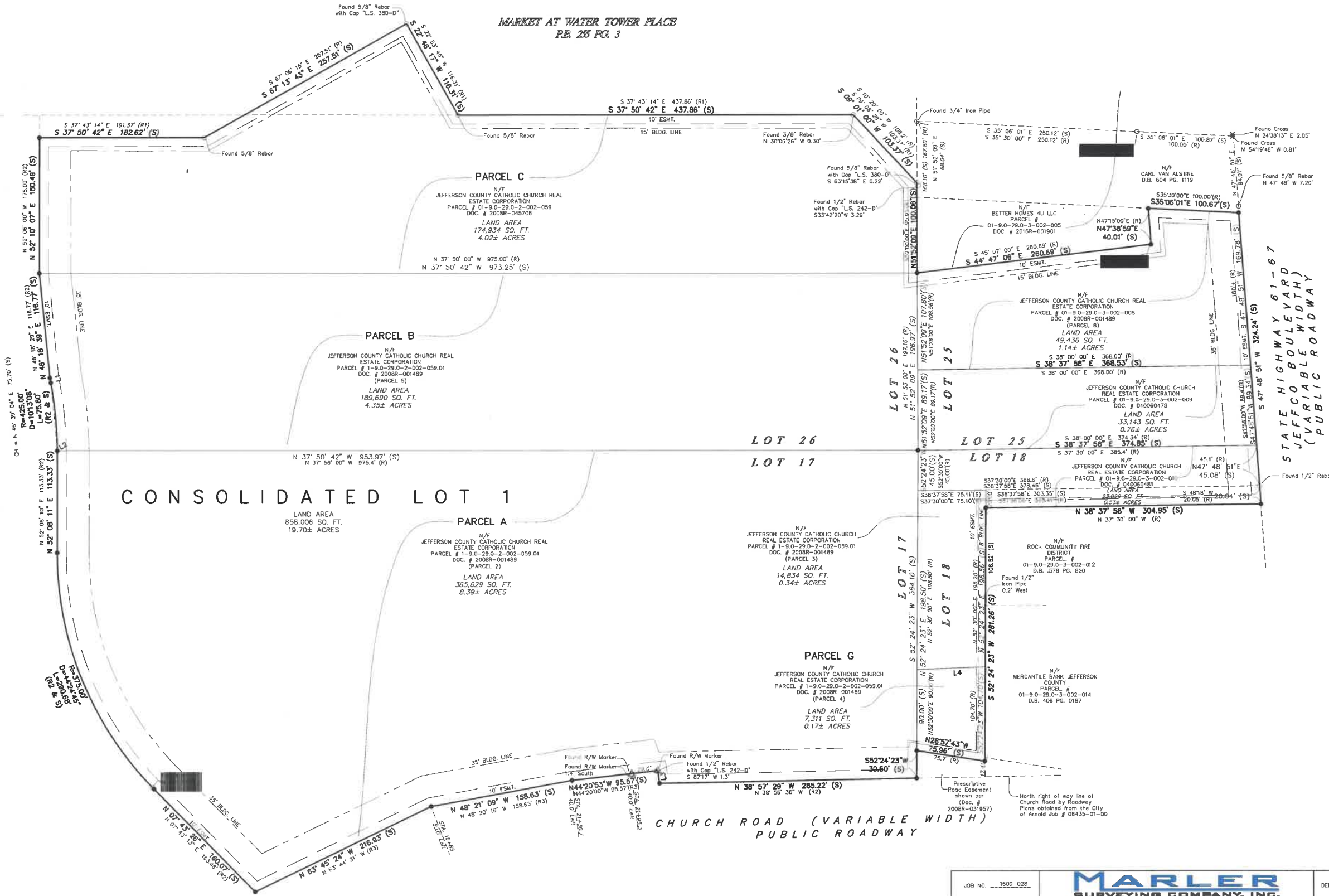
MARKET AT WATER TOWER PLACE
P.R. 255 PG. 3



- Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
 - Denotes Found 1/2" Iron Pipe
- L1 = N 41° 32' 42" E 5.46' (S)
L2 = N 48° 56' 20" E 0.09' (S)
L3 = N 44° 41' 24" E 14.28' (S)
L4 = S 40° 06' 35" E 75.17' (S)

MICHIGAN AVENUE (VARIABLE WIDTH)
PUBLIC ROADWAY

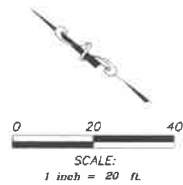
STATE HIGHWAY 61-67
JEFFCO BOULEVARD
(VARIABLE WIDTH)
PUBLIC ROADWAY



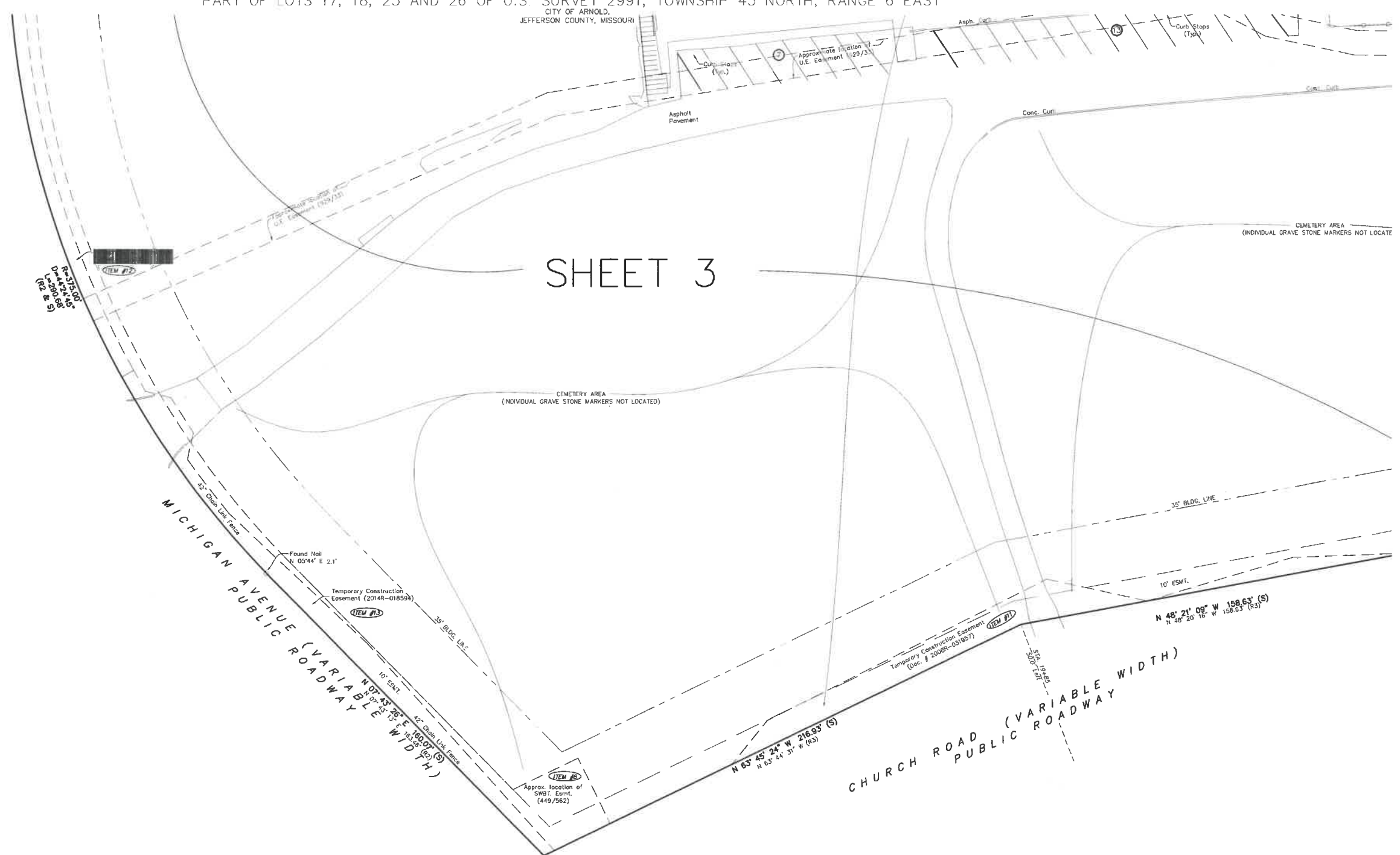
JOB NO. 1609-028	MARLER SURVEYING COMPANY, INC. 11402 GRAVDS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1041 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurvey.com	DEPUTY S.F./B.
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.M.
REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS		SHEET : 2 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI



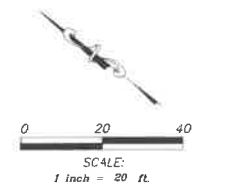
- - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
 - - Denotes Found 1/2" Iron Pipe
- L1 = N 41° 32' 42" E 5.46' (S)
L2 = N 48° 56' 20" E 0.09' (S)
L3 = N 44° 41' 24" E 14.28' (S)
L4 = S 40° 06' 35" E 75.17' (S)



SHEET 3

JOB NO. : 1805-028	MARLER SURVEYING COMPANY, INC. 11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.com	DEPUTY : S.F./B.:
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.W.
REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS		SHEET : 3 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
 CITY OF ARNOLD,
 JEFFERSON COUNTY, MISSOURI



● - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
 ○ - Denotes Found 1/2" Iron Pipe

L1 = N 41° 32' 42" E 5.46' (S)
 L2 = N 48° 58' 20" E 0.09' (S)
 L3 = N 44° 41' 24" E 14.28' (S)
 L4 = S 40° 06' 35" E 75.17' (S)

SHEET 4

PARCEL B
 N/F
 JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION
 PARCEL # 1-9.0-28.0-2-002-055.01
 DOC. # 2008R-001489
 (PARCEL 5)
 LAND AREA
 189,690 SQ. FT.
 4.35± ACRES

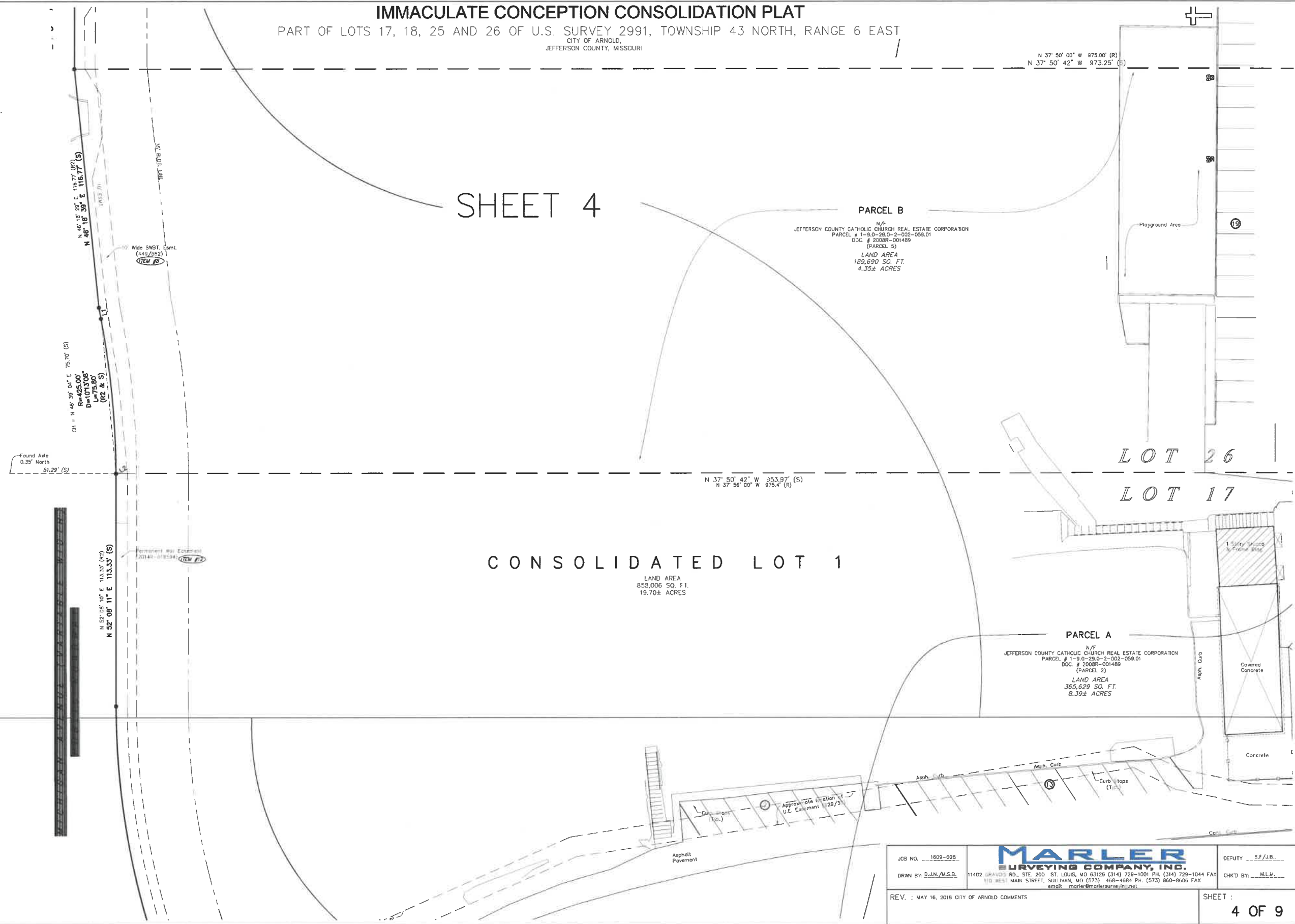
LOT 26

LOT 17

CONSOLIDATED LOT 1

LAND AREA
 858,006 SQ. FT.
 19.70± ACRES

PARCEL A
 N/F
 JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION
 PARCEL # 1-9.0-28.0-2-002-059.01
 DOC. # 2008R-001485
 (PARCEL 2)
 LAND AREA
 365,629 SQ. FT.
 8.39± ACRES

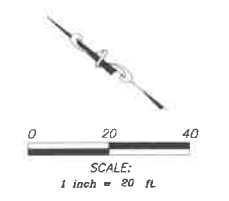


JOB NO. 1809-028	MARLER SURVEYING COMPANY, INC.	DEPUTY S.F./J.B.
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.W.
11402 GRAVDS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 408-4584 PH. (573) 860-8606 FAX email: marler@marlersurveying.net		REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS
		SHEET : 4 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
 CITY OF ARNOLD,
 JEFFERSON COUNTY, MISSOURI

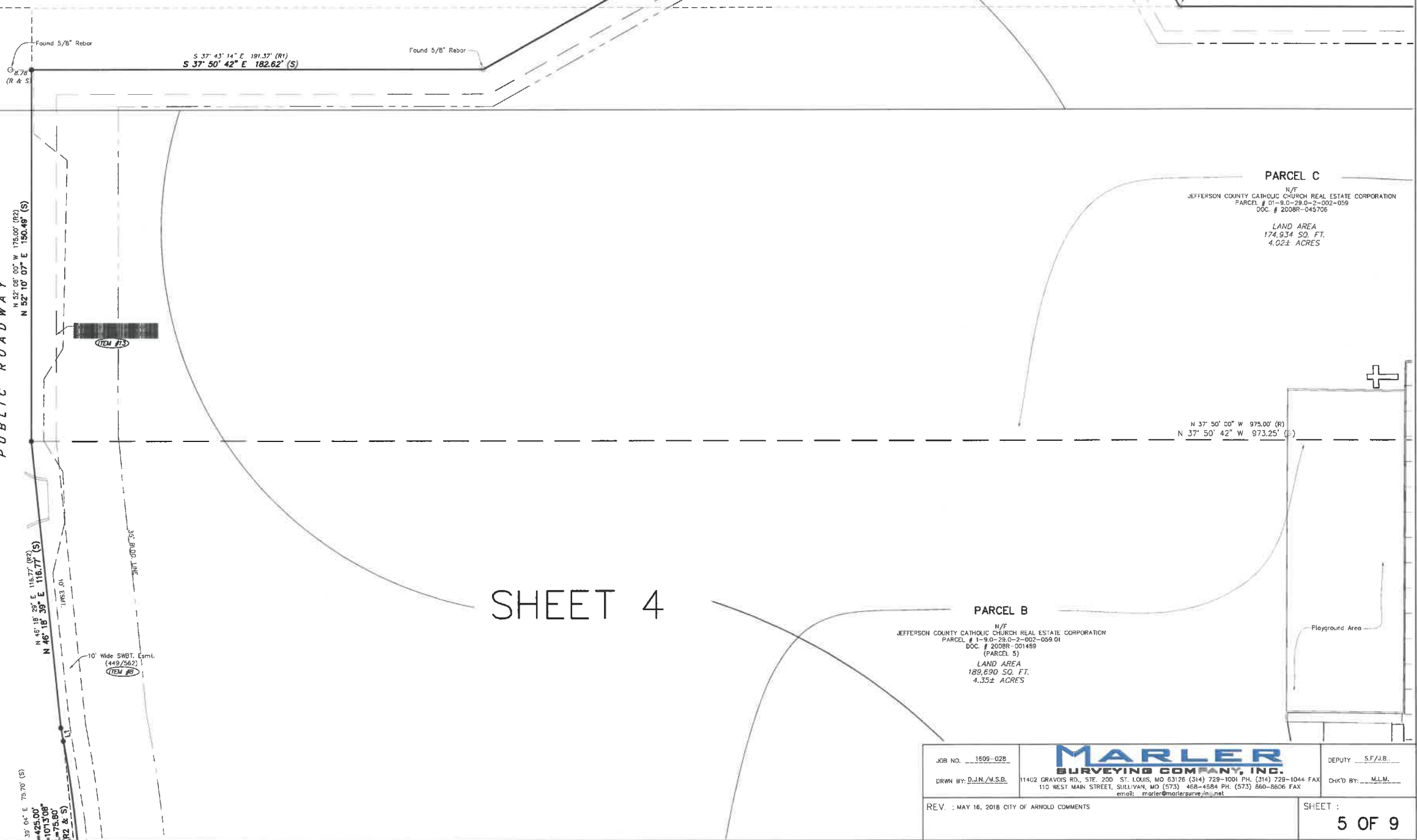
SHEET 5

MARKET AT WATER TOWER PLACE
 P.B. 255 PG. 3



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 L2 = N 48° 56' 20" E 0.09' (S)
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MICHIGAN AVENUE (VARIABLE WIDTH)
 PUBLIC ROADWAY



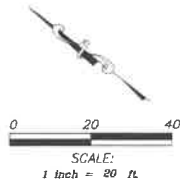
PARCEL C
 N/F
 JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION
 PARCEL # 01-9.0-29.0-2-002-059
 DOC. # 2008R-045706
 LAND AREA
 174,934 SQ. FT.
 4.02± ACRES

PARCEL B
 N/F
 JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION
 PARCEL # 1-9.0-29.0-2-002-059 01
 DOC. # 2008R-001459
 (PARCEL 5)
 LAND AREA
 189,690 SQ. FT.
 4.35± ACRES

SHEET 4

JOB NO. 1509-028	MARLER SURVEYING COMPANY, INC.	DEPUTY S.F./A.B.
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.M.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4084 PH. (573) 860-8606 FAX email: marler@marlersurvey.com		REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS
		SHEET : 5 OF 9

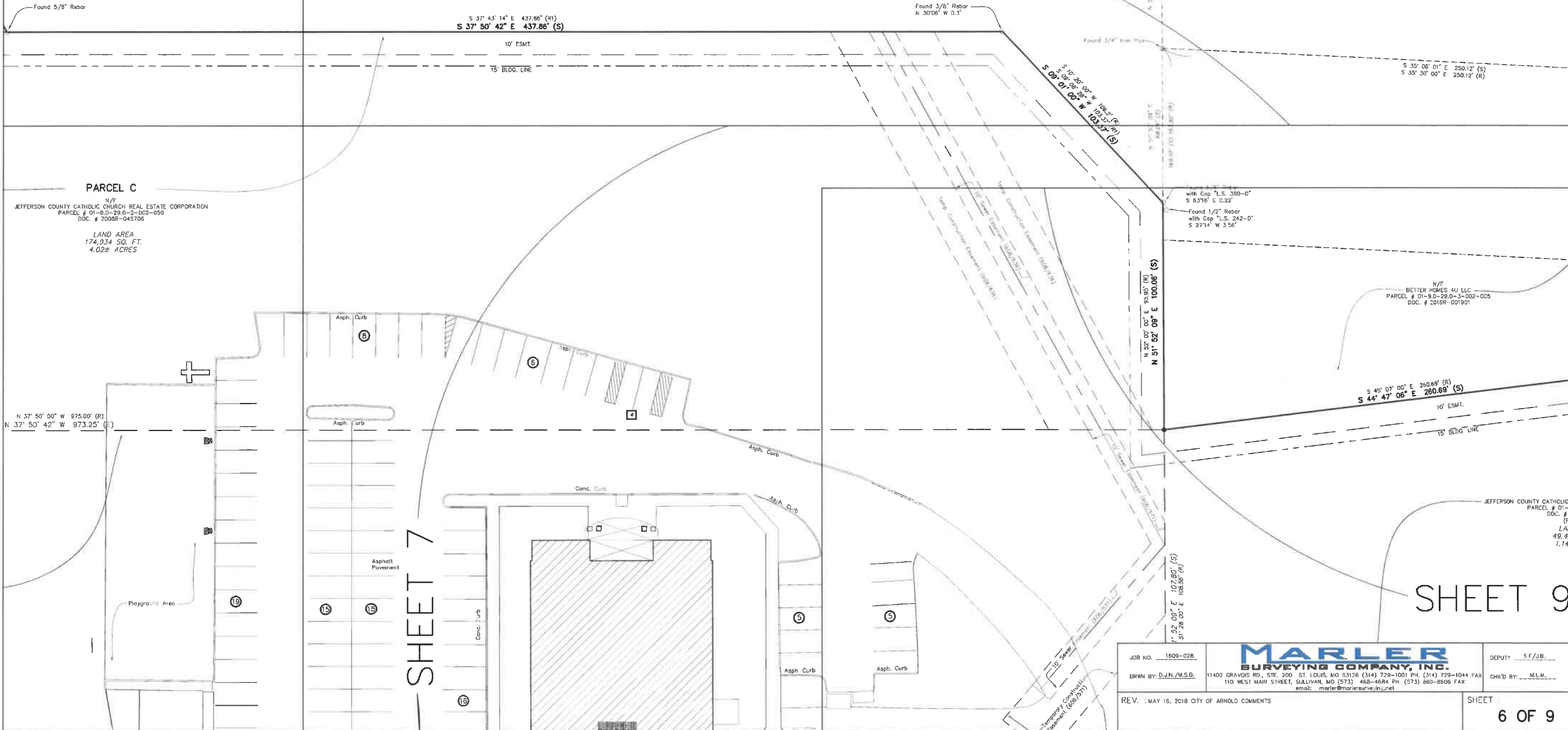
IMMACULATE CONCEPTION CONSOLIDATION PLAT
 PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
 CITY OF ARNOLD,
 JEFFERSON COUNTY, MISSOURI



- Denotes Set 1/2" x 16" Rebar with cap stamped "Marler L.S.-347-D"
 - Denotes Found 1/2" Iron Pipe
- L1 = N 41° 32' 42" E 5.48' (S)
 L2 = N 48° 56' 20" E 0.09' (S)
 L3 = N 44° 41' 24" E 14.28' (S)
 L4 = S 40° 06' 35" E 75.17' (S)

SHEET 6

MARKET AT WATER TOWER PLACE
 P.B. 255 PG. 3



PARCEL C
 N/F
 JEFFERSON COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION
 PARCEL # 01-0.0-29.0-2-002-059
 DOC. # 2008R-045706
 LAND AREA
 174,934 SQ. FT.
 4.02± ACRES

N 37° 50' 00" W 975.00' (R)
 N 37° 50' 42" W 973.25' (S)

N/F
 BETTER HOMES 4U LLC
 PARCEL # 01-9.0-29.0-3-002-005
 DOC. # 2018R-001901

S 45° 07' 00" E 260.69' (R)
 S 44° 47' 06" E 260.69' (S)

JEFFERSON COUNTY CATHOLIC
 PARCEL # 01-
 DOC. # 01-
 LAND AREA
 19,414
 1.14±

SHEET 9

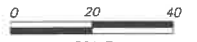
SHEET 7

JOB NO. 1609-028	MARLER SURVEYING COMPANY, INC. 11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 880-8806 FAX email: marler@marlersurvey.com	DEPUTY S.F./J.B. _____
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.W. _____
REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS		SHEET 6 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT

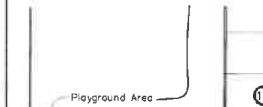
PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST

CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI



SCALE:
1 inch = 20 ft.

- - Denotes Set 1/2" - 18" Rebar with cap stamped "Marler L.S.-347-D"
- - Denotes Found 1/2" Iron Pipe
- L1 = N 41° 32' 42" E 5.46' (S)
- L2 = N 48° 56' 20" E 0.09' (S)
- L3 = N 44° 41' 24" E 14.28' (S)
- L4 = S 40° 06' 35" E 75.17' (S)



Playground Area

SHEET 7

SHEET 9

LOT 26

LOT 17

LOT 25

LOT 18

LOT 25

LOT 18

REAL ESTATE CORPORATION
002-059.01
1489

FT.
S

Stops

Covered Concrete

Concrete

Asph. Curb

Conc. Curb

Curb Stops (Typ.)

Asph. Pavement

Asphalt Pavement

Brick Columns (Typical)

Asph. Curb

Asph. Curb

Asphalt Pavement

Asph. Curb

Conc. Curb

Asph. Curb

Asph. Curb

Asph. Curb

Asph. Curb

10' Sewer Easement (688.931)

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10' Sewer Easement (688.931)

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 1-9.0-29.0-2-002-059.01
DOC. # 2008R-001489
(PARCEL 3)
LAND AREA
14,834 SQ. FT.
0.34± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-008
DOC. # 2008R-001488
(PARCEL 8)
LAND AREA
49,436 SQ. FT.
1.14± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

N/F
JEFFERSON COUNTY CATHOLIC CHURCH
REAL ESTATE CORPORATION
PARCEL # 01-9.0-29.0-3-002-012
DOC. # 2008R-001489
(PARCEL 8)
LAND AREA
33,143 SQ. FT.
0.76± ACRES

JOB NO. 1609-028
DRAWN BY: D.J.N./M.S.B.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
110 WEST MAIN STREET, SULLIVAN, MO (573) 488-6884 PH. (573) 860-8608 FAX
email: marler@marlersurveying.net

REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS

DEPUTY S.F./I.B.
CHK'D BY: M.L.M.

SHEET :
7 OF 9

IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI

LOT 18

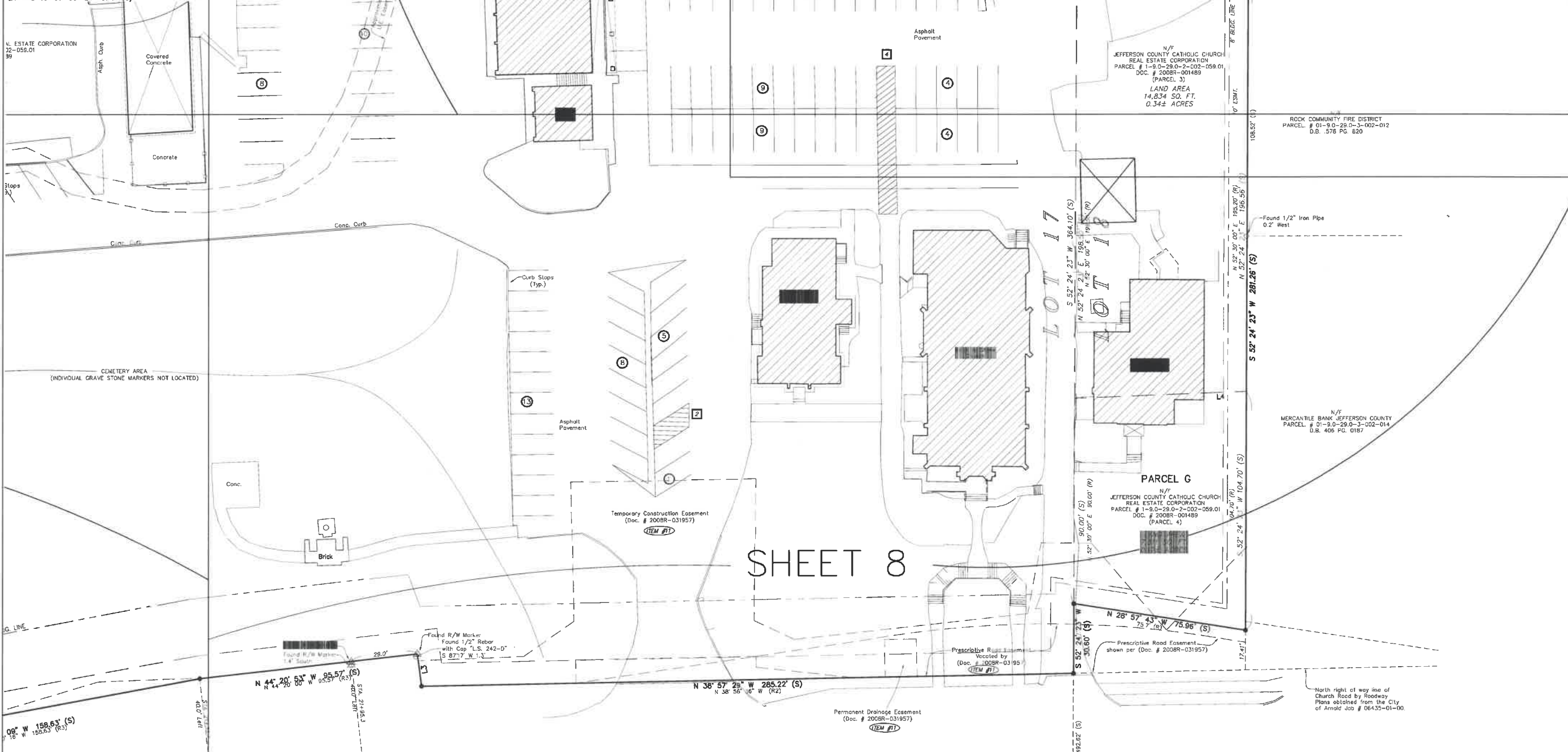
SCALE:
1 inch = 20 ft

● Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"

○ Denotes Found 1/2" Iron Pipe

L1 = N 41° 32' 42" E 5.46' (S)
L2 = N 48° 56' 20" E 0.09' (S)
L3 = N 44° 41' 24" E 14.28' (S)
L4 = S 40° 06' 35" E 75.17' (S)

N. ESTATE CORPORATION
22-058.01
39



SHEET 8

CHURCH ROAD (VARIABLE WIDTH)
PUBLIC ROADWAY

JOB NO. 1809-028	<p>11402 GRAVAYS RD., STE. 200, ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1144 FAX 110 WEST MAPS STREET, SULLYVILLE, MO (573) 488-4854 PH. (573) 963-0656 FAX www.marlersurveying.com</p>	DEPUTY S.F./J.B.
DRWN BY: D.J.N./M.S.B.		CHK'D BY: M.L.M.
REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS		SHEET : 8 OF 9

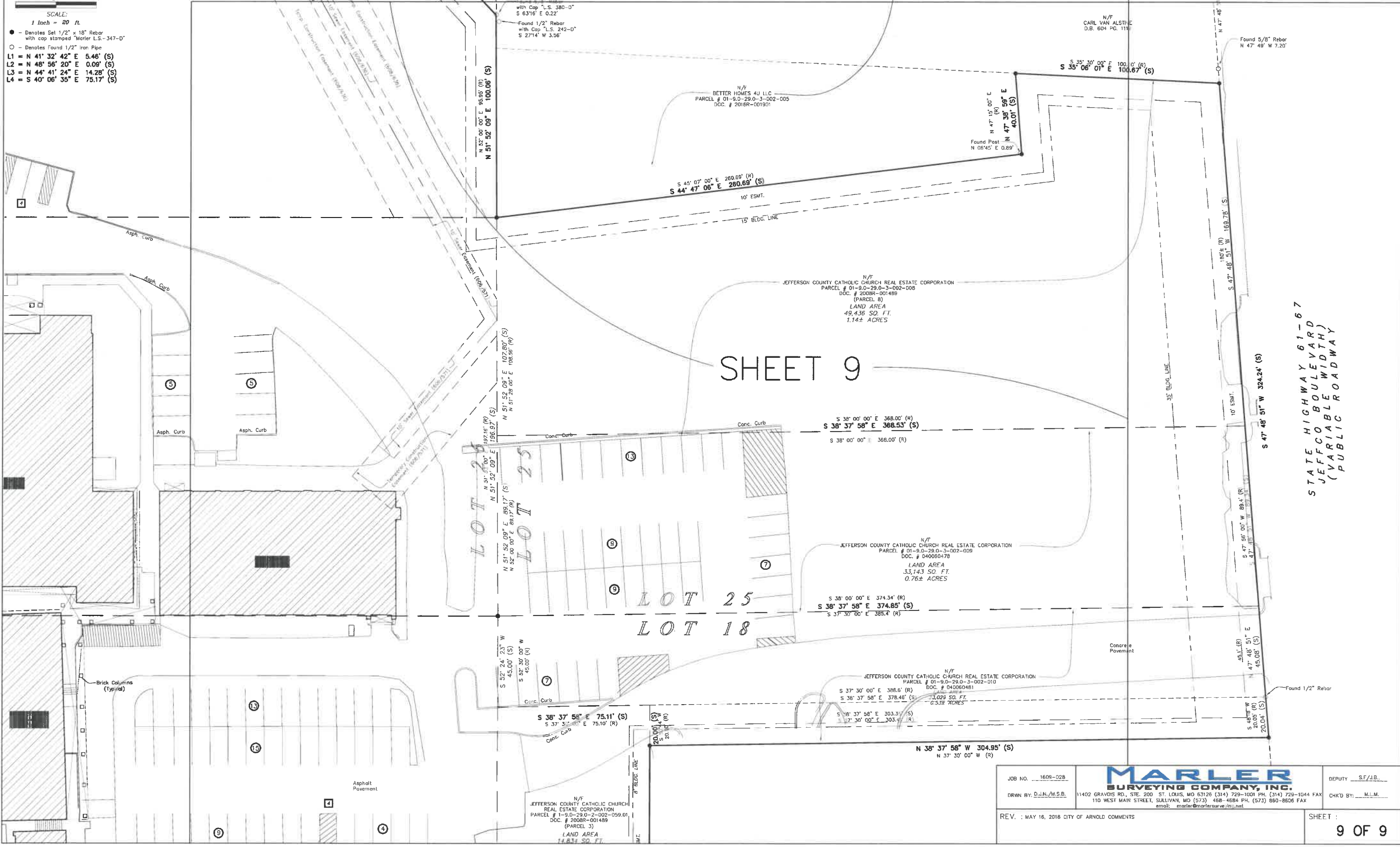
IMMACULATE CONCEPTION CONSOLIDATION PLAT

PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST
CITY OF ARNOLD,
JEFFERSON COUNTY, MISSOURI

0 20 40
SCALE:
1 Inch = 20 Ft.
● - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-0"
○ - Denotes Found 1/2" Iron Pipe
L1 = N 41° 32' 42" E 5.48' (S)
L2 = N 48° 56' 20" E 0.09' (S)
L3 = N 44° 41' 24" E 14.28' (S)
L4 = S 40° 06' 35" E 75.17' (S)

SHEET 9

STATE HIGHWAY 61-67
JEFFCO BOULEVARD
(VARIABLE WIDTH)
PUBLIC ROADWAY



JOB NO. 1609-028	MARLER SURVEYING COMPANY, INC.	DEPUTY SF/IB
DRWN BY: D.J.N./M.S.B.	11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4884 PH. (573) 860-8506 FAX email: marler@marlersurveying.com	CHK'D BY: M.L.M.
REV. : MAY 16, 2018 CITY OF ARNOLD COMMENTS		SHEET : 9 OF 9