

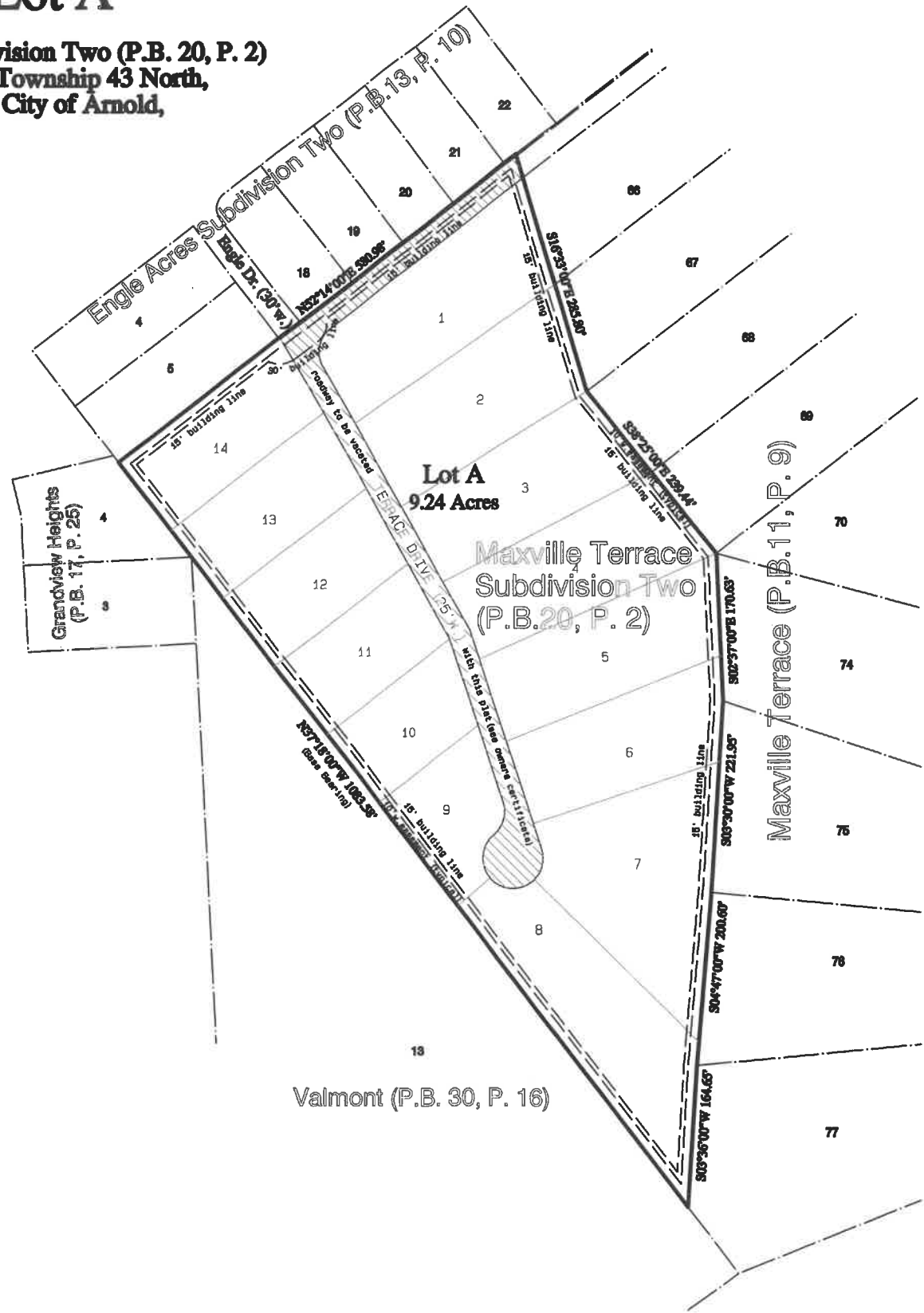
# Maxville Terrace Lot A

A Consolidation Plat of All of Maxville Terrace Subdivision Two (P.B. 20, P. 2)  
 in Lot 13 of United States Survey Number 2991, Township 43 North,  
 Range 5 East of the Fifth Principal Meridian, City of Arnold,  
 Jefferson County, Missouri.

Zoned R-1



North from Plat Book 20, page 2



**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 Dennis Coarney, during the month of April, 2018, prepared a plat based on field information obtained from field personnel under my direction, on a tract of land being All of Maxville Terrace Subdivision Two as Plat Book 20, Page 2 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 that the results shown herein are made in accordance with the Surveying Standards and Regulations for Professional Surveyors for the State of Missouri, as set forth by the Missouri Department of Transportation, Division of Land Survey and Plans promulgated by the Missouri Board for Professional Surveyors, Geographers, Professional Land Surveyors and Landmark Architects, effective June 20, 2017.  
 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. 848-0

BY DAVID L. ROVERO 181728  
 PROFESSIONAL LAND SURVEYOR

**OWNER'S CERTIFICATE**  
 The undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and replatted in the manner shown on this plat, which subdivision shall hereinafter be known as Maxville Terrace Lot A.  
 All easements shown on this plat, unless designated for other specific purposes, are dedicated to all utilities, corporations and governmental entities providing utility services to this development. Such utilities include, but are not limited to electric, gas, telephone, cable tv, water, and sewer, as applicable. Each such utility may make use of this easement for the purpose of constructing, maintaining and repairing utility, water, sewer or drainage facilities, and 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 shall conform to all applicable State and Federal regulations as to separation of such utility's system from other utilities using such easement.  
 Building lines as shown on this plat are hereby established.  
 All lots in this subdivision shall be subject to a ten foot (10') wide easement adjoining and parallel with the subdivision boundary.  
 The roadway shown hatched herein is vacated by abandonment.  
 IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this \_\_\_\_ day of \_\_\_\_\_ 2018.

Signature \_\_\_\_\_  
 THOMAS E. COVINE, Managing Member

State of Missouri : .. 00  
 County of .. 00  
 On this \_\_\_\_ day of \_\_\_\_\_ 2018, before me personally appeared Thomas E. Covine, a Managing Member of TC Ventures, L.L.C., a limited liability company to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said limited liability company.

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 \_\_\_\_\_

This is to certify that this plat of Maxville Terrace Lot A 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 outstanding delinquent taxes on the following parcel number: 027020100001

\_\_\_\_\_  
 Community Development Director

This is to certify that this plat of Maxville Terrace Lot A was approved by the City of Arnold, Missouri this \_\_\_\_ day of \_\_\_\_\_ 2018.  
 \_\_\_\_\_  
 Tamm Conroy, City Clerk

NOTE: There are no lienholders on this property

<b>GOVERO</b> <b>LAND SERVICES</b> SURVEYING * ENGINEERING 6929 OLD STATE ROAD BURGESS, MO. 65002 PHONE: 636-700-0044 FAX: 636-700-0044 email: info@govero-land.com	FIELD WORK BY	
	DESIGN BY	K.A.D.
	CHECKED BY	D.L.G.
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