

AN ORDINANCE PROVIDING FOR THE APPROVAL OF THE 12.83 ACRE RECORD PLAT, TRUST INDENTURES, WARRANTY DEED AND ESCROW AGREEMENT FOR VILLAS AT LADUE BLUFFS SUBDIVISION PLAT TWO, FORMALLY KNOWN AS HOWARD BEND TRACT, AN "R-3" PLANNED ENVIRONMENT RESIDENTIAL DISTRICT LOCATED NEAR THE INTERSECTION OF OLIVE BLVD AND LADUE ROAD.

WHEREAS, The Jones Company, has submitted for review and approval of Plat Two for Villas at Ladue Bluffs Subdivision; and,

WHEREAS, the site is authorized for development as "R-3" PEU Residential District via City of Chesterfield Ordinance Number 1801 and 1802; and,

WHEREAS, the 12.83-acre tract proposes forty-six (46) single-family parcels: and,

WHEREAS, the Planning Commission on September 9, 2002 having reviewed the same and has recommended approval thereof.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AS FOLLOWS;

Section 1. The Record Plat, Trust Indentures, Warranty Deed and Escrow Agreement for Villas at Ladue Bluffs Subdivision, which are made a part hereof are hereby approved; provided, however, that nothing in this ordinance shall be construed or interpreted as an acceptance of the public utilities or public easements which are dedicated on the Record Plat.

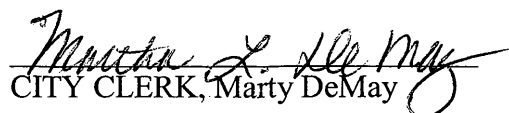
Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the Record Plat, Trust Indentures, Warranty Deed and Escrow Agreement by affixing their signatures and the official seal of the City of Chesterfield as required on said documents.

Section 3. This Ordinance shall be in full force and effect after its passage and approval.

Passed and approved this 18th day of September, 2002.


MAYOR, John Nations

ATTEST:


CITY CLERK, Marty DeMay

The undersigned, owner of the tract of land herein platelated and further described in the foregoing surveyor's certificate has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "VILLAS AT LADUE BLUFFS PLAT TWO". Ladue Bluffs Crossing Drive, 40 feet wide, New Ireland Drive, 40 feet wide, and Beverly Circle Court, 40 feet wide, together with all cul-de-sacs and roundings located at the street intersections, which for better identification are shown halched on this map, are hereby dedicated to the City of Chesterfield, Missouri for public use forever.

Theatrical drive, shown cross-hatched hereon, known as Ladue Bluffs Crossing Drive, 40 feet wide, together with all roundings located thereon hereon, is hereby dedicated to the Trustees of Villas at Ladue Bluffs. The Trustees of the subdivision will be responsible for all repairs and maintenance as described in the Indenture of Trust for the subdivision and to pay all such costs. The undersigned further designates this street as only a easement for all public utilities, sewers and drainage facilities as their interest may appear.

All easements shown on this plat, unaccompanied for other specific purposes, are hereby dedicated to the City of Chesterfield, Missouri, Missouri-American Water Company, Laclede Gas Company, Ameron U.S. Company, Southern Bell Telephone Company, Metropolitan St. Louis Sewer District, Charter Communications, their successors and assigns as their interest may appear for the purposes of providing, controlling, maintaining, repairing, public utilities and sewer and drainage facilities, within the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of material during installation, repair and replacement of said utilities, sewers and drainage facilities.

On the said standard and median strip or area maintained by the Trustees of Villas at Ladue Bluffs, which has been created by their certain declaration of trust, covenants, conditions and restrictions of Villas at Ladue Bluffs, which declaration has been recorded in Book _____ Page _____ of the St. Louis County Records. All areas which are designated as Common Ground shall be maintained by the Trustees of Villas at Ladue Bluffs.

Not above ground structure, other than enclosed signs, lights or other public utilities in accordance with the approved improvement plans, may be constructed or installed within the outside-located median strip without authorization by the City of Chesterfield Department of Public Works through the issuance of a Special Use Permit.

The reference monument easement as shown hereon, is hereby dedicated to the Trustees of Villas at Ladue Bluffs, for the purposes of landscaping, conserving and maintaining an attractive environment.

The 5' Permanent Sidewalk, Roadway Maintenance, Utility and Sewer Easement shown hereon is hereby dedicated to the City of Chesterfield, Missouri for public use forever.

The 45' Landscape Easement is hereby dedicated to the Trustees of Villas at Ladue Bluffs, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and become the sole responsibility of the Trustees of Villas at Ladue Bluffs, and its successors and assigns.

It is hereby certified that all signing easements are shown on this plat as of the time and date of recording of this plat. Boundaries as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions set out in _____ day of _____ in _____ in the St. Louis County Records.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2002.

THE JONES COMPANY CUSTOM HOMES, INC.

Howard Chilcote - President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2002, before me appeared Howard Chilcote to me personally known, who being by me duly sworn, did say to me the President of The Jones Company Custom Homes, Inc., and that the said deed to the foregoing instrument is the Corporate Seal and said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Howard Chilcote acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public _____ My Commission Expires: _____

PARTIAL RELEASE OF DEED OF TRUST

WHEREAS, Amburn Homes, Inc., by deed of trust, dated _____, and recorded in the Recorder's Office, in the County of St. Louis and State of Missouri, in Book _____, Page _____, conveyed to the trustee therein named, certain real estate, to secure a payment certain notes in said deed described and set forth and whereas, said deed of trust and note or notes has or have been PARTLY PAID AND SATISFIED.

NOW, THEREFORE, the undersigned, present and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE, AND QUIT CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the City of Chesterfield, County of St. Louis, and State of Missouri, to wit: All common ground shown on this plat and all street, public driveway, or roadway easements on this plat. All common ground shown on this plat and all street, public driveway, or roadway easements on this plat. The undersigned holder and legal owner of said deed of trust and note or notes hereby signs in and executes in every detail this subdivision of THE COURTESY II.

TO HAVE AND TO HOLD the same, with all appurtenances thereto belonging, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2002.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

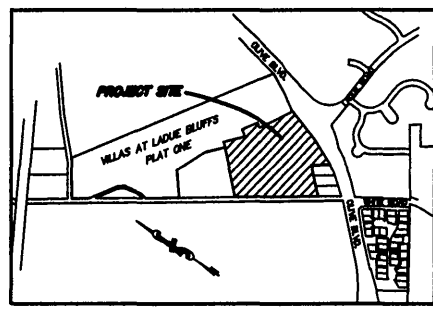
On this _____ day of _____, 2002, before me appeared _____, I personally known, who being by me duly sworn, did say to me _____ of _____ and that the said affidavit to the foregoing instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public _____ My Commission Expires: _____

VILLAS AT LADUE BLUFFS PLAT TWO

A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF
**MOSS HUNTON'S LAND, RECORDED IN SURVEYORS RECORD BOOK 2,
PAGE 21 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 121,
TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI**
ZONED R-3 P.E.U. ORDINANCE NO. 1800, 1801



LOCATION MAP
N.T.S.

A TRACT OF LAND BEING A PART OF LOT 3 OF THE SUBDIVISION OF MOSS HUNTON'S LAND AS RECORDED IN SURVEYORS RECORD BOOK 2 PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 121, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

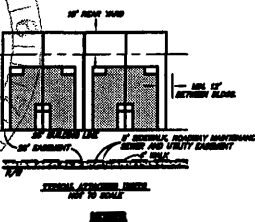
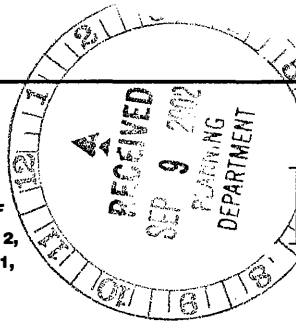
BEGINNING AT A STONE FOUND ON THE ADJACENT COMMON LINE BETWEEN U.S. SURVEY 121 AND U.S. SURVEY 127 SAID STONE ALSO BEING ON THE WEST LINE OF FORESAID LOT 3 AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LANGLEY RECORDED IN DEED BOOK 57A PAGE 288, THENCE WITH THE WEST LINE OF LOT 3 AND THE COMMON U.S. SURVEY LINE, NORTH 37°12'00" WEST 783.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ST. LOUIS COUNTY FIRE CORP. IN DEED BOOK 707A PAGE 96, THENCE WITH THE SAID U.S. SURVEY LINE AND THE SAID WEST LINE OF LOT 3 WITH THE PROBERTY OF ST. LOUIS COUNTY, NORTH 45°55'00" EAST 483.00 FEET TO A CONCRETE MONUMENT BEING THE NORTH WESTERN CORNER THEREOF, THENCE NORTH 47°23'30" EAST 32.49 FEET, THENCE SOUTH 46°29'30" EAST 126.47 FEET TO A POINT OF CURVE, THENCE WITH THE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS NORTH 46°29'30" WEST 200.00 FEET FOR AN ARC LENGTH OF 44.96 FEET, THENCE NORTH 32°38'58" EAST 148.32 FEET, THENCE SOUTH 17°03'48" EAST 40.00 FEET, THENCE SOUTH 52°31'15" EAST 116.41 FEET, THENCE SOUTH 12°38'58" WEST 45.35 FEET, THENCE SOUTH 84°48'00" EAST 148.43 FEET, THENCE SOUTH 80°44'00" EAST 115.01 FEET, THENCE SOUTH 80°03'00" EAST 121.83 FEET TO THE RIGHT OF WAY OF NEW OLIVE ROAD AS DESCRIBED IN DEED BOOK 834 PAGE 205, THENCE SOUTHERLY WITH THE WEST LINE OF NEW OLIVE ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 20°15'00" WEST 305.11 FEET TO A POINT BEING 750.00 FEET WEST OF CENTERLINE STATION 86+48, THENCE SOUTH 32°24'00" WEST, PASSING AT A DISTANCE OF 0.15 FEET FROM IRON ROD, AND CONTINUING FOR A DISTANCE IN ALL OF 37.45 FEET TO A FOUND IRON ROD BEING 750.00 FEET WEST OF CENTERLINE STATION 86+77, THENCE SOUTH 32°22'30" WEST 204.48 FEET TO A POINT BEING 758.88 FEET WEST OF CENTERLINE, STATION 86+180, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LUTHER RECORDED IN DEED BOOK 700A PAGE 186, THENCE, DEPARTING THE WEST LINE OF SAID NEW OLIVE ROAD WITH THE PROPERTIES OF BANSHULIN, NORTH 33°12'00" WEST 205.64 FEET FROM WHICH A FOUND IRON PIPE BEARS NORTH 60°41'18" EAST 0.51 FEET, THENCE SOUTH 41°08'48" WEST, PASSING AT A DISTANCE OF 148.33 FEET A FOUND IRON PIPE, AND CONTINUING FOR A DISTANCE IN ALL OF 150.00 FEET, THENCE SOUTH 33°12'00" WEST 205.64 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ANTHONY RECORDED IN DEED BOOK 508A PAGE 511 AND FROM WHICH A FOUND IRON PIPE BEARS NORTH 52°03'00" EAST 0.38 FEET, THENCE, WITH THE NORTH LINE OF SAID ANTHONY HANDS ITS DIRECT PRODUCTION, SOUTH 41°08'48" WEST 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 58,984 SQUARE FEET (1,352 ACRES), MORE OR LESS, ACCORDING TO A SURVEY BY THE SUTELING COMPANY DATED OCTOBER 2001.

STATEMENT OF STATE PLANE COORDINATE SYSTEM

State Plane Coordinates were determined on February 12, 2002 using two Trimble dual frequency GPS receivers. Data was collected by Paul T. Suter and processed using Trimble software, only St. Louis County Geographic Reference Monuments 31-29 and 30-31 were fixed in the adjustment. Single fixed azimuth and corrected site angle factor were calculated by using the Trimble ZONE processing software. The Trimble software generated positional errors for the one on site receiver of less than a centimeter. Where present, station marks that show state plane coordinates meet the minimum standards of the Missouri Minimum Standards for Property Boundary Survey 1/10 CSR 30-2 and 4 CSR 30-16, effective 6th December 30, 1994) as an "URBAN PROPERTY" relative to station 31-29, whose published values are NORTH (1) = 3154643.97 meters EAST (1) = 2482399.157 meters and 31-31, whose published values are NORTH (1) = 3162528.19 EAST (1) = 2447189.765. In order to fit this plot on the Missouri State Plane Coordinate East Zone (NAD 83) Grid North, it would be necessary to rotate the published plate bearings clockwise 0°01'17". The published plot bearing of 52°41'16" would be 52°42'33" if rotated to Grid North. Average Combined Site G-I Factor = 0.9999989 (1 meter = 3.2808333 feet)

John Nations - Mayor

Martha DeMay - City Clerk



1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS ANY LIABILITY FOR NEGLIGENCE OR OTHERWISE FOR ANY PART OF THIS PROJECT FOR WHICH THIS PAGE REFERS.
2. BASIS OF BEARINGS: STATE ROAD 340, PROJ. NO. FAN-5026053, SHEETS 8-18 (20) (2020)
3. THIS TRACT CONTAINS 58.10 LOTS.
4. SOURCE OF RECORD: 1174L DEED BOOK 874 PAGE 17
5. THE SUTELING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TRANSITION TITLE INSURANCE COMPANY WITH A COMMITMENT NUMBER OF 0002022 AND WITH AN EFFECTIVE DATE OF APRIL 2, 2002.
6. THE EXCEPTIONS TO SCHEDULE B, SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT APPLIES ONLY TO THAT PARCEL OF LAND AS HEREON DESCRIBED.

ITEM #8 - EASEMENT RECEIVED BY DANIEL L. BELGER AND JULIA A. BELGER, HIS WIFE, FOR INGRESS AND EGRESS TO THE BURIAL PLOT BY THE WARRANTY DEED RECORDED IN BOOK 204 PAGE 49 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM #9 - EASEMENT HELD UNTO LINDA ELLICHOUGH AND PIONEER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 889 PAGE 304 DESCRIBES 5 FOOT WIDE EASEMENTS, LOCATIONS NOT DESCRIBED, AFFECTS THE SUBJECT TRACT.

ITEM #10 - EASEMENT GRANTED TO ST. LOUIS COUNTY, FOR INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF A CIVIL DEFENSE RADIO TOWER AND MAINTENANCE OF SLOPES, BY THE INSTRUMENT RECORDED IN BOOK 709 PAGE 99 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM #11 - EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 789 PAGE 187 PLOTS IN OLVIE ROAD AND DOES NOT AFFECT THE SUBJECT TRACT.

ITEM #12 - EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 878 PAGE 263 AFFECTS THE SUBJECT TRACT AND IS PLOTTED AS APPROXIMATE.

ITEM #13 - EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 1102 PAGE 2070 AND BOOK 1102 PAGE 2075 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM #14 - EASEMENT AWARDED TO THE STATE OF MISSOURI, FOR THE CONSTRUCTION AND MAINTENANCE OF A WATER PIPE, BY THE DECREE RENDERED UNDER CHARGE NO. 28397, A CERTIFIED COPY OF THE REPORT OF COMMISSIONER IS RECORDED IN DEED BOOK 834 PAGE 205, NO LONGER AFFECTS THE SUBJECT, BY THE INSTRUMENT RECORDED IN DEED BOOK 709 PAGE 99 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM #15 - TEMPORARY EASEMENT AWARDED TO THE STATE OF MISSOURI, FOR THE EXTENSION OF SLOPES, RECOVERY EXCAVATION OR REMEDIATION BY THE DECREE RENDERED UNDER CHARGE NO. 28374, A CERTIFIED COPY OF THE REPORT OF COMMISSIONER IS RECORDED IN DEED BOOK 834 PAGE 203, NO LONGER AFFECTS THE SUBJECT, BY THE INSTRUMENT RECORDED IN DEED BOOK 709 PAGE 99 AFFECTS THE SUBJECT TRACT AND IS PLOTTED HEREON.

ITEM #16 - TERMS AND PROVISIONS OF THE LEASE TO SBC COMMUNICATIONS, L3SSE, OF AN UNKNOWN DATE, FOR AN UNKNOWN TERM, NOTICE OF WHICH IS GIVEN BY THE ST. LOUIS COUNTY ASSESSOR'S OFFICE, THIS DOCUMENT LISTS THE LEASE AS ENOUGH SPACE FOR 11' x 26' BUILDING AND AS FEEL, SELF-SUPPORTING COMMUNICATIONS TOWERS APPROXIMATELY 100 FEET TALL ON THE TRIANGULAR SHAPED EASEMENT SHOWN HEREON. THIS DOCUMENT ALSO LISTS A TERM OF 20 YEARS FROM THE DATE SIGNED BY ALL PARTIES, EITHER PARTY SHALL HAVE THE OPTION TO TERMINATE THIS LEASE AFTER 10 YEARS BY NOTIFYING THE OTHER PARTY IN WRITING AT LEAST ONE (1) YEAR IN ADVANCE OF SAID TERMINATION. THE SURVEYOR DOES NOT HAVE THIS AGREEMENT SIGNED BY ALL PARTIES, A PARTIALLY SIGNED COPY HAS BEEN SUPPLIED DATED 18 JULY 1999.

NOTE: THERE ARE SEVERAL OTHER EASEMENTS LISTED IN DEED BOOK 834 PAGE 205 THAT ARE NOT LISTED IN THE TITLE COMMITMENT THAT ALSO AFFECT THE SUBJECT TRACT. THESE EASEMENTS ARE NOT PLOTTED HEREON.

NOTE: ROADS (UNIMPROVED) SHOWN ALONG THE WEST AND NORTH PROPERTY LINES ARE NOT ADDRESSED IN THE TITLE COMMITMENT. THEY ARE SHOWN HEREON FOR THE RECORD DOCUMENTS. STATUS OF THESE ROADS ARE UNKNOWN TO THE SURVEYOR.

NOTE: THERE IS A 30 FOOT WIDE ROAD RUNNING THROUGH THE SUBJECT TRACT THAT IS NOT ADDRESSED IN THE TITLE COMMITMENT. THE SURVEYOR KNOWS OF NO COLLISION OR INTERFERENCE PROVIDING FOR HIGHWAYS TO THIS ROAD.

7. PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING ON WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET WITHIN ONE YEAR FROM DATE OF RECORDING ON WHEN PAVEMENT IS SET. ALL MONUMENTS WILL BE SET IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS.

412.144' BY ON TOP OF CURB WEST TO 110.011' WEST OF THE CENTERLINE OF WALLDARF COURT AND 36.110' NORTH TO THE CENTERLINE OF LADUE ROAD.

ORDER NUMBER: 0045-102
THE SUTELING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE JONES COMPANY CUSTOM HOMES, INC., THE SUTELING COMPANY HAS, DURING THE MONTH OF OCTOBER, 2001, RECORDED A BOUNDARY SURVEY AND DURING THE MONTH OF APRIL, 2002, THE PARCEL A SURVEYOR PLAT OF A TRACT OF LAND BEING A PART OF LOT 3 OF THE SUBDIVISION OF MOSS HUNTON'S LAND ON THE PLAT THEREOF RECORDED IN SURVEYORS RECORD BOOK 2, PAGE 21 OF THE ST. LOUIS COUNTY RECORDS AND BEING BOUNDARY SURVEY 121, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.

THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEY AS SET FORTH BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DECEMBER 30, 1994)

THE SUTELING COMPANY
NO. REG. 307-D

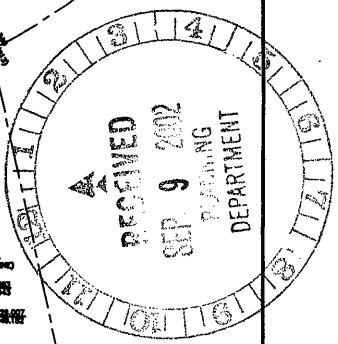
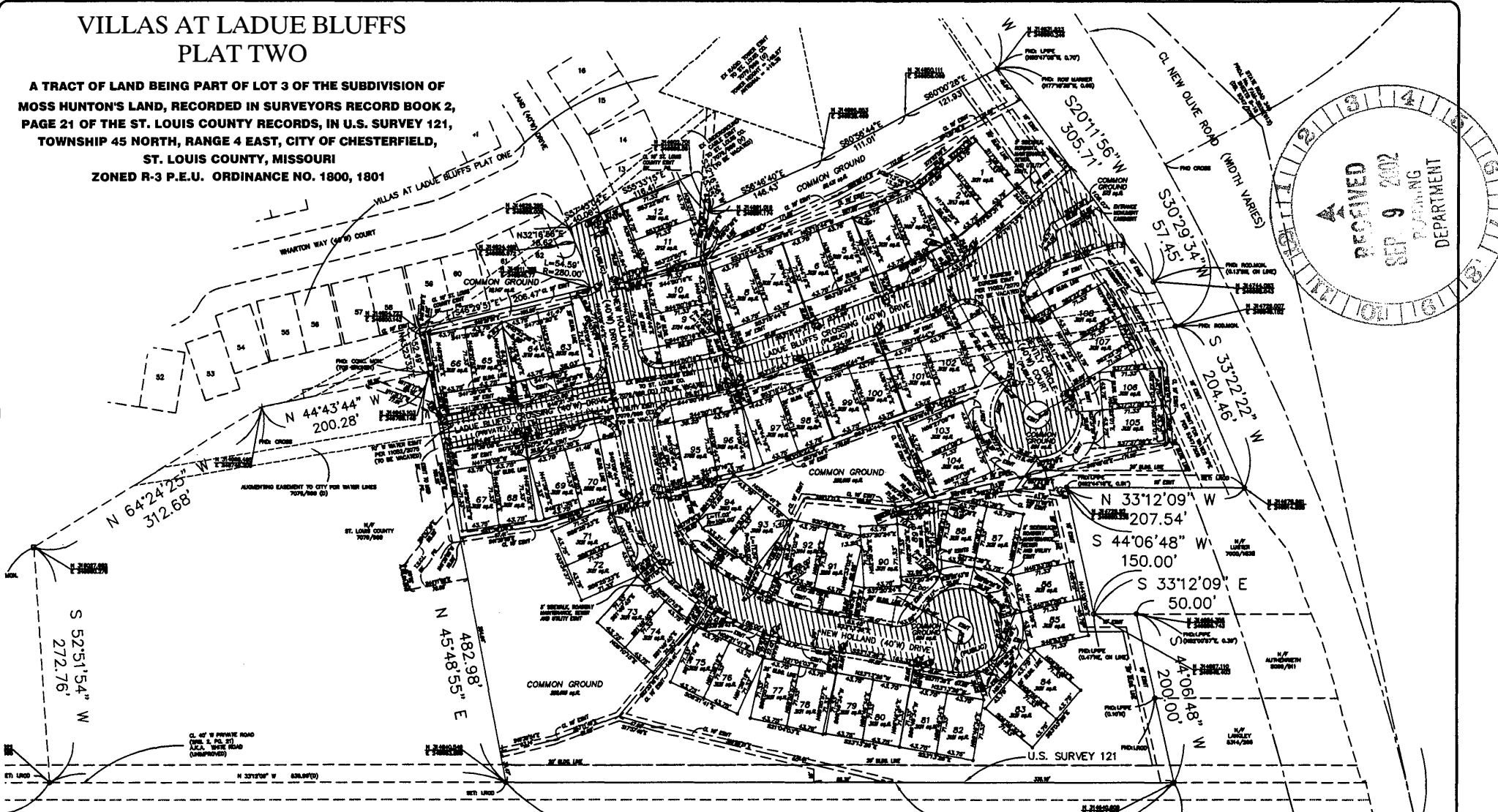
GEORGE J. GOWER, PLS DATE
MO. REG. L.S. #238

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8844
E-Mail: Sterling@sterling-eng-survey.com

DRAWN BY:	RJB	MSD P# -
CHECKED BY:	GPW	DATE: 8/28/02
JOB NO.:	00-05-102	RECORD PLAT

VILLAS AT LADUE BLUFFS PLAT TWO

A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF
MOSS HUNTON'S LAND, RECORDED IN SURVEYORS RECORD BOOK 2,
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TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI
ZONED R-3 P.E.U. ORDINANCE NO. 1800, 1801



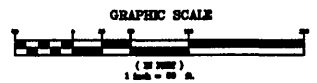
THE STERLING CO.
ENGINEERS & SURVEYORS
5035 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-2440; FAX 487-8944
E-Mail: Sterling@sterling-eng-srv.com

DRAWN BY: BJJ	MSD P# -
CHECKED BY: GFV	DATE: 8/28/02
JOB NO.: 00-05-102	RECORD PLAT

PART LOT 1 BATES ESTATE PARTITION
(BOOK 2, PAGE 494)

LEGEND

- ▲ PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(5/8" I.R.O.D. W/ ALUMINUM CAP 24" IN LENGTH)
- SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS)-(1/2" I.R.O.D. W/ PLASTIC CAP 18" IN LENGTH)



N 33°12'09" W 783.84'

ST. LOUIS COUNTY
ARTICLE 18 - PARAGRAPH 4
1084/2234
TRACT 3
1172/7487

SEE SHEET 2 OF 2 FOR NOTES AND CERTIFICATION
THE STERLING COMPANY

George J. Gomer - Vice President
No. Reg. L.S. #23181