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## Planning Commission Staff Report

**Project Type:** Minor Subdivision Plat

**Meeting Date:** January 12, 2015

**From:** Jessica Henry  
Project Planner

**Location:** 158 Long Road

**Applicant:** CEDC, on behalf of JLA Development, LLC.

**Description:** **Monarch Center Minor Subdivision Plat:** A Minor Subdivision Plat for a 10.97 acre tract of land zoned “PC” Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

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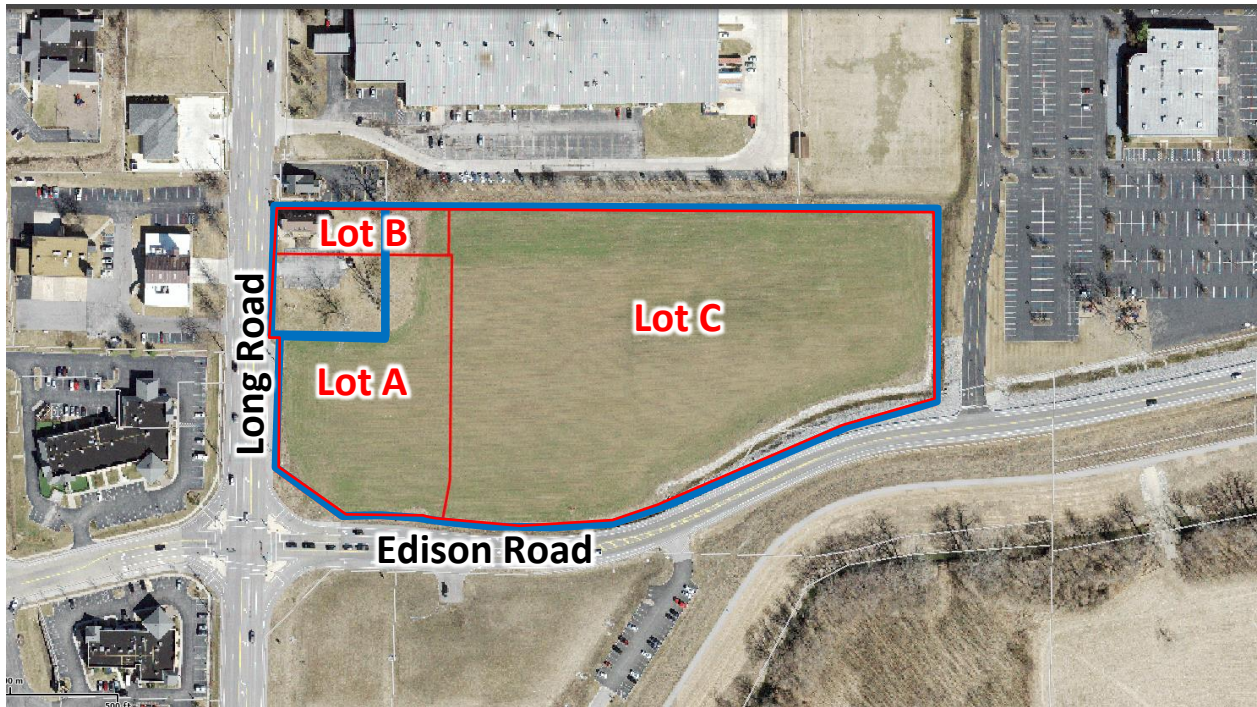
### **PROPOSAL SUMMARY**

CEDC, on behalf of JLA Development, LLC, has submitted a request for a Minor Subdivision Plat for the Monarch Center Development. This plat is establishing three (3) lots for development which will be served by multiple access points off of Long and Edison Roads. The primary purpose of the plat is to create smaller lots for individual development.

### **ZONING HISTORY OF SUBJECT SITE**

On February 5, 2007, the City of Chesterfield approved Ordinance 2334 which rezoned the property from “NU” Non-Urban District to “PC” Planned Commercial District. Due to the economic conditions of the region, as cited by the property owner, several time extensions were granted related to the submittal of the site development concept plan in both 2010 and again in 2012. Subsequently, the property owner submitted a request for an ordinance amendment in 2013. Per the property owner’s request, in August 2013, the City of Chesterfield approved Ordinance 2753 to allow for the addition of a 0.85 acre parcel of land (zoned “M-3”) to be rezoned and included in under the same planned district ordinance, resulting in a new “PC” Planned Commercial District totaling 10.97 acres. Ordinance 2753 also amended various building and parking setbacks and made modifications, such as a slight increase in the allowable floor area permitted within the development, to account for the addition of land.

In 2014, the Planning Commission approved a Site Development Concept Plan and the City Council approved a Site Development Section Plan for the Monarch Center Development. The Minor Subdivision Plat currently presented for consideration conforms to the approved SDCP and SDSP. In the image on the following page, the two existing lots are outlined in blue and the three proposed lots are outlined in red.



**Figure 1: Monarch Center Proposed Lots**

**DEPARTMENT INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the Planned District Ordinance and all applicable City Code requirements. Staff recommends approval of the Minor Subdivision Plat for the Monarch Center development.

**MOTION**

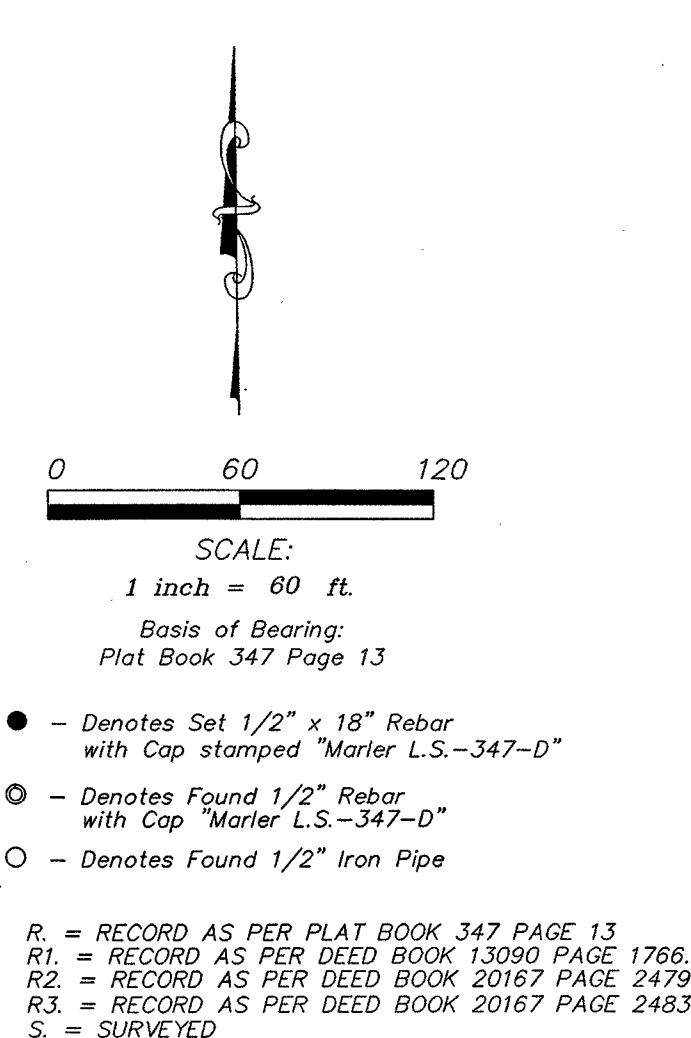
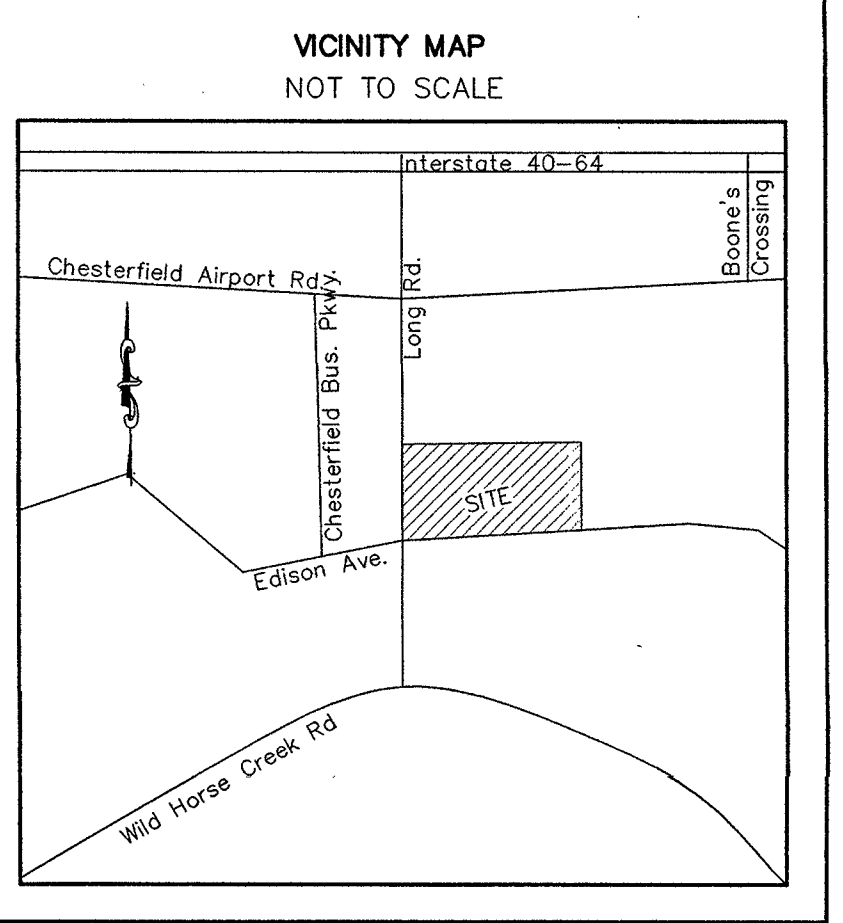
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Minor Subdivision Plat for the Monarch Center development.
- 2) "I move to approve (or deny) the Minor Subdivision Plat for the Monarch Center development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Minor Subdivision Plat





**MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A**  
**TRACT "A", "B" & "C" OF THE SUBDIVISION OF ADJUSTED PARCEL 2 (PLAT BOOK 347 PAGE 13) OF**  
**A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN**  
**& PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST.**  
 ZONED PLANNED COMMERCIAL (PER ORDINANCE NO. 2753)  
 CITY OF CHESTERFIELD  
 ST. LOUIS COUNTY, MISSOURI

**LINE LABEL CHART**

L1 = N 89° 27' 00" W 14.01' (S)  
 L2 = N 10° 33' 17" E 68.07' (S)

**CURVE LABEL CHART**

C1 = R=65.42' D=25° 52' 53" L=44.78' (R & S)	C2 = R=93.96' D=08° 00' 41" L=44.78' (R & S)
R=93.96' (R & S) D=05° 49' 30" (S) L=95.37' (S) 95.09' (R)	C3 = R=93.96' (R & S) D=05° 49' 30" (S) L=95.37' (S) 95.09' (R)

**STATE PLANE COORDINATES**

THE STATE PLANE COORDINATES WERE CALCULATED USING THE GPS RECEIVER RB ROYER(RTK) MODEL FROM TRIMBLE, BROADCASTING NAD 83(CORS 96)(EPOCH 2002), FROM THE GEOGRAPHIC REFERENCE SYSTEM STATION M05 (FIRST ORDER STATION). THE GRID FACTOR OF 999924985 WAS USED TO CONVERT THE BEARING LISTED ON THIS PLAT TO THE STATE PLANE SYSTEM. A COUNTER CLOCKWISE ROTATION OF 0.0034" IS NEEDED. FOR EXAMPLE, THE BEARING OF S 89° 27' 00" E WOULD BE S 89° 26' 06" E.

**LAND DESCRIPTION FROM RECORD INFORMATION**

**ADJUSTED PARCEL 2**  
 Adjusted Parcel 2 of a Boundary Adjustment Plat of Plat 4 of the Valley Center and part of Share 7 of the Estate of Peter Steffan and part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, according to the Plat recorded in Plat Book 347 Page 13 of the St. Louis County records, less and excepting therefrom that part conveyed to St. Louis Family Church, Inc. by Deed recorded in Book 11943 Page 850 and also excepting therefrom that part conveyed to the Monarch-Chesterfield Levee District by Deed recorded in Book 12277 Page 1848 and Book 12565 Page 336 and further excepting therefrom that part conveyed to the City of Chesterfield by Deed recorded in Book 13090 Page 1765.

**Loc. # 17U12010**  
 A tract of land being part of Lot 1 of the Partition of the Estate of Damian Kroenung in U. S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri, being more particularly described as follows:  
 Beginning at the intersection of the North line of said Lot 1, with the East line of Long Road, 60 feet wide, thence Southwardly along said East line of Long Road South 00 degrees 59 minutes West 208.00 feet to an iron pipe, thence Eastwardly and parallel with said line of Long Road South 89 degrees 52 minutes East 178.00 feet to an old iron pipe, thence Southwardly and parallel with the East line of Long Road, North 00 degrees 59 minutes East 208.00 feet to an old iron pipe in the aforementioned North line of Lot 1, thence Westwardly along said North line North 58 degrees 52 minutes West 178.00 feet to the point of beginning.

**LAND DESCRIPTION LOT A**

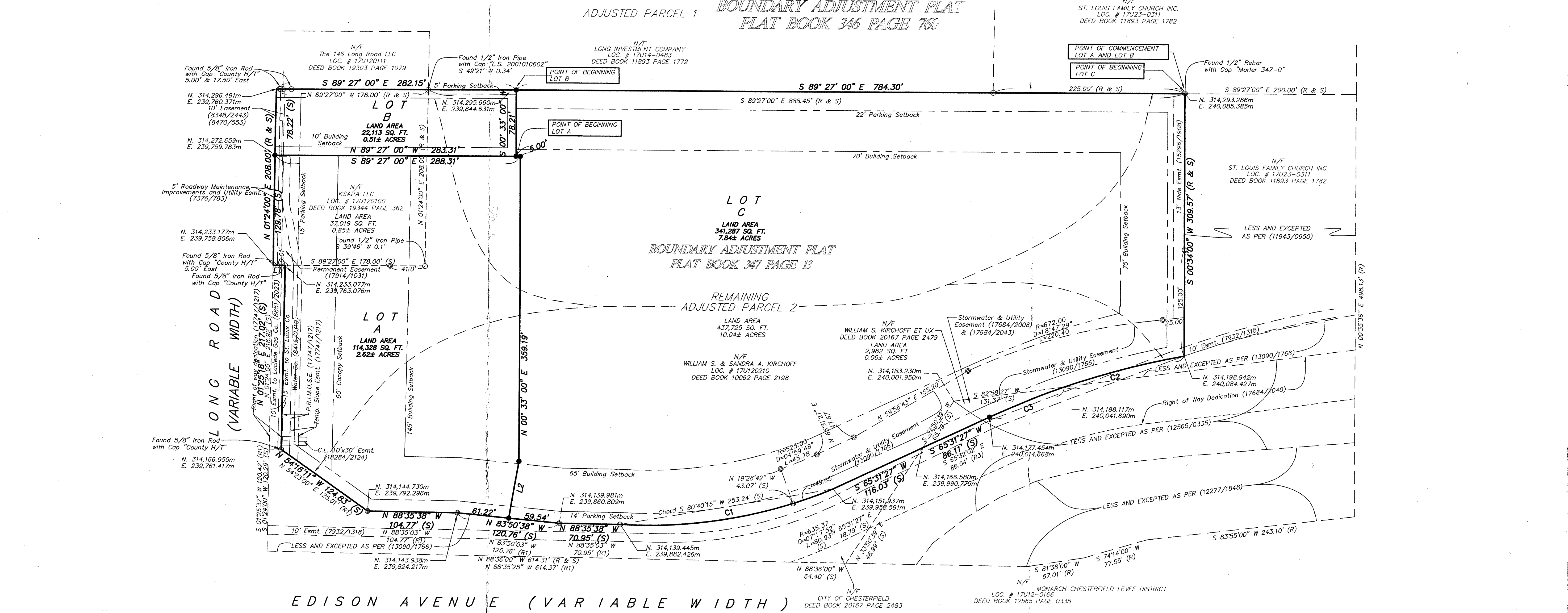
A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSAPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
 Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar, being the point of beginning of the herein described tract; thence South 89 degrees 27 minutes 00 seconds East 5.00 feet to a set rebar; thence South 00 degrees 33 minutes 00 seconds West a distance of 356.19 feet to a set rebar; thence South 10 degrees 33 minutes 17 seconds West a distance of 68.07 feet to a set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 54 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D" being on the Eastern right of way line of Long Road; thence North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362; thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 14.01 feet to a set rebar; thence continuing along the Eastern right of way line of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 68.07 feet to the point of beginning containing 114,328 square feet or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2013.

**LAND DESCRIPTION LOT B**

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
 Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical); thence South 00 degrees 33 minutes 00 seconds West a distance of 78.21 feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to a set rebar on the Eastern right of way line of Long Road (Variable Width); thence along the Eastern right of way line of North 01 degrees 24 minutes 00 seconds East a distance of 78.22 feet to a set rebar; thence leaving said right of way line South 89 degrees 27 minutes 00 seconds East a distance of 282.15 feet to the point of beginning containing 221,133 square feet or 0.51 acre more or less as calculated by Marler Surveying Company April 2014.

**LAND DESCRIPTION LOT C**

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroenung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
 Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Eastern line of Adjusted Parcel 2, South 00 degrees 34 minutes 00 seconds West a distance of 308.52 feet to a point on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of said Edison Road, in a West direction with a non-tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 75 degrees 46 minutes 19 seconds West and a chord distance of 144.65 feet, and an arc length of 144.79 feet to a point being the Eastern corner of a tract conveyed to William S. Kirchoff (U by Deed Book 20167 Page 2479; thence continuing along the Northern right of way line of Edison Road, in a Southwesterly direction with a compound tangent curve turning to the left with a radius of 937.96 feet, having a chord bearing of South 68 degrees 29 minutes 13 seconds West and a chord distance of 28.32 feet, having a central angle of 05 degrees 49 minutes 32 seconds and an arc length of 85.37 feet to a point; thence South 65 degrees 31 minutes 27 seconds West a distance of 86.11 feet to a point being the Western corner of the aforementioned tract of land; thence South 65 degrees 31 minutes 27 seconds West a distance of 116.03 feet to a point; thence in a West direction with a non-tangent curve turning to the right with a radius of 585.42 feet, having a chord bearing of South 80 degrees 40 minutes 15 seconds West and a chord distance of 253.24 feet, and an arc length of 255.41 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 35 minutes 38 seconds West a distance of 78.21 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 83 degrees 50 minutes 38 seconds West a distance of 59.54 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D"; thence leaving said right of way line, North 10 degrees 33 minutes 17 seconds East a distance of 68.07 feet to a set rebar (typical); thence North 00 degrees 33 minutes 00 seconds East a distance of 356.19 feet to a set rebar; thence North 89 degrees 27 minutes 00 seconds West a distance of 5.00 feet to a set rebar; thence North 00 degrees 33 minutes 00 seconds East a distance of 78.21 feet to a set rebar on the Northern line of Adjusted Parcel 2; thence South 89 degrees 27 minutes 00 seconds East a distance of 784.30 feet to the point of beginning containing 341,287 square feet or 7.84 acres more or less as calculated by Marler Surveying Company Inc. during April 2013.



**OWNER CERTIFICATION**

THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACT OF LAND TO BE ADJUSTED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A".

ALL EASEMENTS REFERENCED WITH THE TITLE COMMITMENTS PROVIDED ARE SHOWN ON THIS PLAT. ACCESS EASEMENTS ARE TO BE CREATED ON SEPARATE DOCUMENTS.

WILLIAM S. AND SANDRA A. KIRCHOFF

WILLIAM S. KIRCHOFF SANDRA A. KIRCHOFF, HIS WIFE

KSAPA LLC

**NOTARY PUBLIC**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED WILLIAM S. AND SANDRA A. KIRCHOFF, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY PUBLIC**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED EARL LARSON, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF KSAPA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND SAID PERSON ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT ON BEHALF OF SAID COMPANY DULY AUTHORIZED, AND ACKNOWLEDGED SAID INSTRUMENT AS THE FREE ACT AND DEED OF SAID COMPANY.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

**LIEN HOLDER SCRIPT**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY LAND RECORDS JONS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(PRINTED NAME/TITLE) (SIGNATURE)

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED \_\_\_\_\_ OF \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID ASSOCIATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY PUBLIC**

**LIEN HOLDER SCRIPT**

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED OF TRUST RECORDED IN BOOK 19303 PAGE 1573 OF THE ST. LOUIS COUNTY LAND RECORDS JONS IN AND APPROVES THIS BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AND HEREBY SUBORDINATES SAID DEED OF TRUST TO SAID PLAT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CASS COMMERCIAL BANK

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME APPEARED \_\_\_\_\_ OF CASS COMMERCIAL BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID ASSOCIATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY PUBLIC**

**CITY SCRIPT**

THIS IS TO CERTIFY THAT THE BOUNDARY ADJUSTMENT PLAT OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATIONS, MAYOR  
 WORME HASS, CITY CLERK

RECORDED  
 City of Chesterfield  
 DEC 3 1 2014  
 Department of Public Services

**SURVEYOR'S STATEMENT**

THIS IS TO CERTIFY THAT AT THE REQUEST OF WILLIAM S. AND SANDRA A. KIRCHOFF, I HAVE DURING THE MONTH OF DECEMBER 2011, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON ADJUSTED PARCEL 2 OF A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER AND PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN AND PART OF LOT 1 OF KROENUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, A SUBDIVISION RECORDED IN PLAT BOOK 347 PAGE 13 AND A TRACT CONVEYED BY DEED BOOK 20167 PAGE 2479 OF THE ST. LOUIS COUNTY RECORDS, IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND HAVE CAUSED THE SAME TO BE ADJUSTED IN THE MANNER SHOWN ON THIS PLAT AND SHALL BE KNOWN HEREAFTER AS "MONARCH CENTER, A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A". THAT THE SAID SURVEY WAS EXECUTED IN THE FIELD BY PERSONNEL UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.040) EFFECTIVE 12/30/94, AND LAST REVISED APRIL OF 2011. (URBAN CLASS PROPERTY).

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 30th DAY OF DECEMBER 2011.

WILLIAM S. AND SANDRA KIRCHOFF  
 17627 WILD HORSE CREEK ROAD  
 CHESTERFIELD, MO 63005  
 Phone: (636)-537-6833

OWNER INFORMATION  
 KSAPA LLC  
 240 LAND ROAD  
 CHESTERFIELD, MO 63005  
 Phone: (636)-537-0447

CONTACT INFORMATION  
 ORDERED BY:  
 CIVIL ENGINEERING DESIGN  
 CONSULTANTS, INC.  
 ATTN: BRANDON HARP  
 11402 GRAVVOIS RD.  
 SUITE #100  
 ST. LOUIS, MO 63126  
 (314) 729-1400

DEPUTY C.B.  
 M.P.R.

**MARLER SURVEYING COMPANY, INC.**

11402 GRAVVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX  
 402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-6684 FH. (573) 860-8606 FAX  
 email: marler@marlersurveying.net

JOB NO. 1112-004CP  
 DRWN BY: D.J.N.  
 THIS PLAT CONTAINS 477,727 SQUARE FEET OR 10.97± ACRES