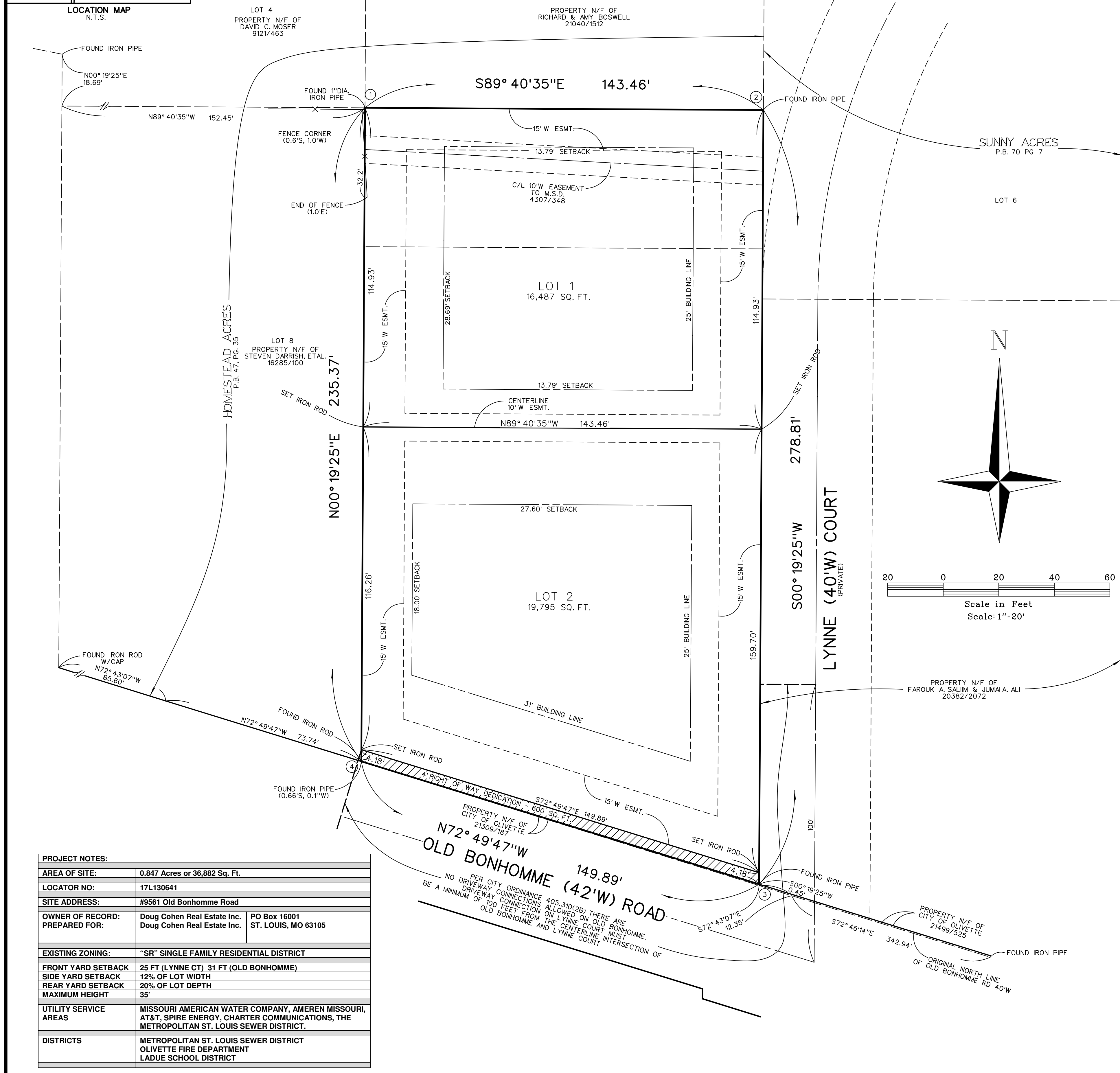
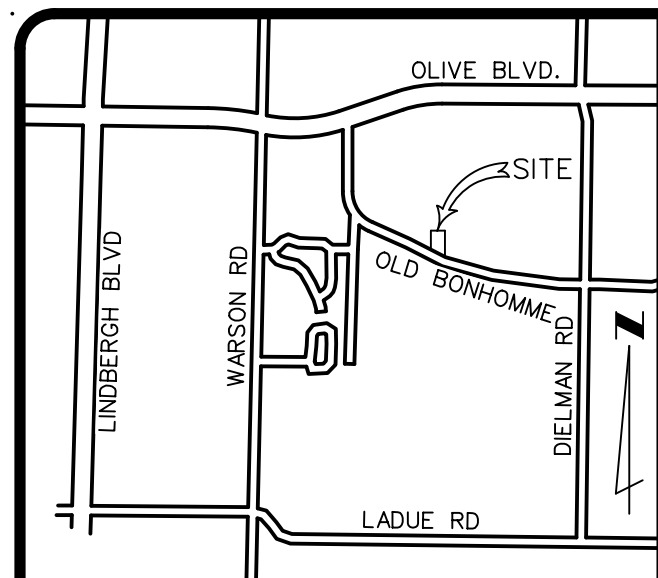


DOUGLAS LYNNE

A TRACT OF LAND BEING PART OF SECTION 6, TOWNSHIP 45 NORTH - RANGE 6 EAST CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI



We, Volz Incorporated, have during October 2018, by order of Douglas Properties, prepared a survey and subdivision plat of "A tract of land being part of Section 6, Township 45 North - Range 6 East, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in compliance with the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Agriculture and meets the accuracy requirements set forth for Urban Property.

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

Property description from Title Commitment:

A tract of land in the Southwest 1/4 of Section 6, Township 45 North, Range 6 East and described: Beginning at an iron rod in the North line of property conveyed to Ernst F. Brockmann and wife by deed recorded in Book 2094 page 358 of the St. Louis County Records, distant South 89 degrees 27 minutes East 200 feet from the East line of Larson Road 40 feet wide; thence along the North line of said property so conveyed South 89 degrees 27 minutes East 280 feet to a point; thence North 1 degree 12 minutes East 130.91 feet to a point; thence North 89 degrees 27 minutes West 280 feet to a point; thence South 1 degree 12 minutes West 130.91 feet to the beginning.

The area of the above described parcel being 0.847 Acres.

Westcor Land Title Insurance Company
Commitment Number 551203
effectively dated January 20, 2016
Schedule B Section II
[Note: Surveyor's Comments in Parenthesis]

6. Easement granted to for Union Electric Company as recorded in Book 1498 Page 24 and Book 2818 Page 257 of the Saint Louis County Records.
7. Easement granted to for St. Louis County Water Company as recorded in Book 1529 Page 459 of the Saint Louis County Records.
8. Easement as recorded in Book 1587 Page 569 and Book 1642 Page 221 of the Saint Louis County Records.(Shown)
9. Easement granted to for The Metropolitan St. Louis Sewer District as recorded in Book 4752 Page 436 of the Saint Louis County Records.(Shown)
10. Agreement for road maintenance recorded in Book 20168 Page 2318 of the Saint Louis County Records.

General Notes:

1. Bearing system Grid North of the Missouri State Plane Coordinate System 1983, East Zone by a Real Time Kinematic Survey to Station SL-22 of the St. Louis Geographic Reference System.
 2. Property referenced from Westcor Land Title Insurance Company Commitment Number 609381, with an effective date of March 30, 2018. The above referenced commitment was relied upon to disclose all easements of record, if any.
 3. **St. Louis County Benchmark 14-514** Elev. = 656.55 Cut "L" on the southeast corner of a 4'x9' concrete pad for a low lighted "Walgreens" sign with masonry base in a lawn area at #9395 Olive Boulevard, roughly 59' north of centerline Olive Boulevard and 174' east of centerline Delman Road.
- Site Benchmark - Elevation 682.26 top of Iron pipe found near at the Northeast corner of 9561 Old Bonhomme Road.
4. State Plane Coordinates:
The following list of metric coordinates are referenced to the Missouri Coordinate System 1983 (MCS83) East Zone by a Real Time Kinematic Survey to Station SL-22 of the St. Louis Geographic Reference System. The Average Site Grid Factor=0.99990568. The Relative Positional Tolerance of said coordinates is less than fifty parts per million. Survey North and Grid North MCS83 are the same.

Point Number	Northing	Easting
1	314500.566	260044.519
2	314500.319	260088.241
3	314415.347	260087.761
4	314428.833	260044.113

City of Olivette, Missouri

This is to certify that on this _____ day of _____, 2018, this plat was approved by the City of Olivette by ordinance nos. _____ and thereby authorizing the recording of this plat with the Recorder of Deed's Office of St. Louis County, Missouri.

City of Olivette, Missouri

By: _____ By: _____
Maxine Weil, Mayor Denise Mandel,
Acting City Clerk

We, 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 subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Douglas Lynne."

All easements, as shown on this plat, unless designated for other specific purposes, are hereby dedicated to the City of Olivette, Missouri, Missouri American Water, Spire Missouri Inc., Ameren Missouri, AT&T, The Metropolitan St. Louis Sewer District and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing sidewalks, public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said sidewalks, utilities, sewer or sewers, storm water improvements and drainage facilities.

Building lines, as shown on this plat, are hereby established.

This subdivision is subject to covenants, conditions, and restrictions filed on _____ as Daily Number _____ of the St. Louis County Records.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat. All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 2018.

Doug Cohen Real Estate, Inc.

Doug Cohen, President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 20____ before me appeared _____ to me personally known, who, being by me duly sworn, did say that they are the _____ of _____ a Corporation of the State of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission Expires: _____

Notary Public

Printed Name

The undersigned holder or legal owner of notes secured by deed recorded in Book _____ page _____ of the St. Louis County records, joins in and approves in every detail this subdivision plat.

IN WITNESS WHEREOF, it has signed and sealed the foregoing this _____ day of _____, 2018.

Signature

Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

On this _____ day of _____, 2018, before me personally appeared _____ to me personally known, who being by me duly sworn, did say that he/she is the _____ of _____ a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said _____ 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 signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

PROJECT NOTES:	
AREA OF SITE:	0.847 Acres or 36,882 Sq. Ft.
LOCATOR NO:	17L130641
SITE ADDRESS:	#9561 Old Bonhomme Road
OWNER OF RECORD:	Doug Cohen Real Estate Inc. PO Box 16001
PREPARED FOR:	Doug Cohen Real Estate Inc. ST. LOUIS, MO 63105
EXISTING ZONING:	"SR" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT YARD SETBACK	25 FT (LYNNE CT) 31 FT (OLD BONHOMME)
SIDE YARD SETBACK	12% OF LOT WIDTH
REAR YARD SETBACK	20% OF LOT DEPTH
MAXIMUM HEIGHT	35'
UTILITY SERVICE AREAS	MISSOURI AMERICAN WATER COMPANY, AMEREN MISSOURI, AT&T, SPIRE ENERGY, CHARTER COMMUNICATIONS, THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
DISTRICTS	METROPOLITAN ST. LOUIS SEWER DISTRICT OLIVETTE FIRE DEPARTMENT LADUE SCHOOL DISTRICT

PRELIMINARY FOR REVIEW 06/18

VOLZ
Incorporated

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314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

9561 Old Bonhomme
Olivette, MO 63132

21629-0

Sheet 1 of 1

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES: DECEMBER 31, 2019 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2019 - ENGINEERING