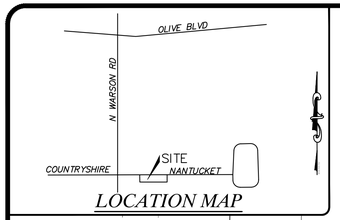
NANTUCKET LANE LOT SPLIT PLAT

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI

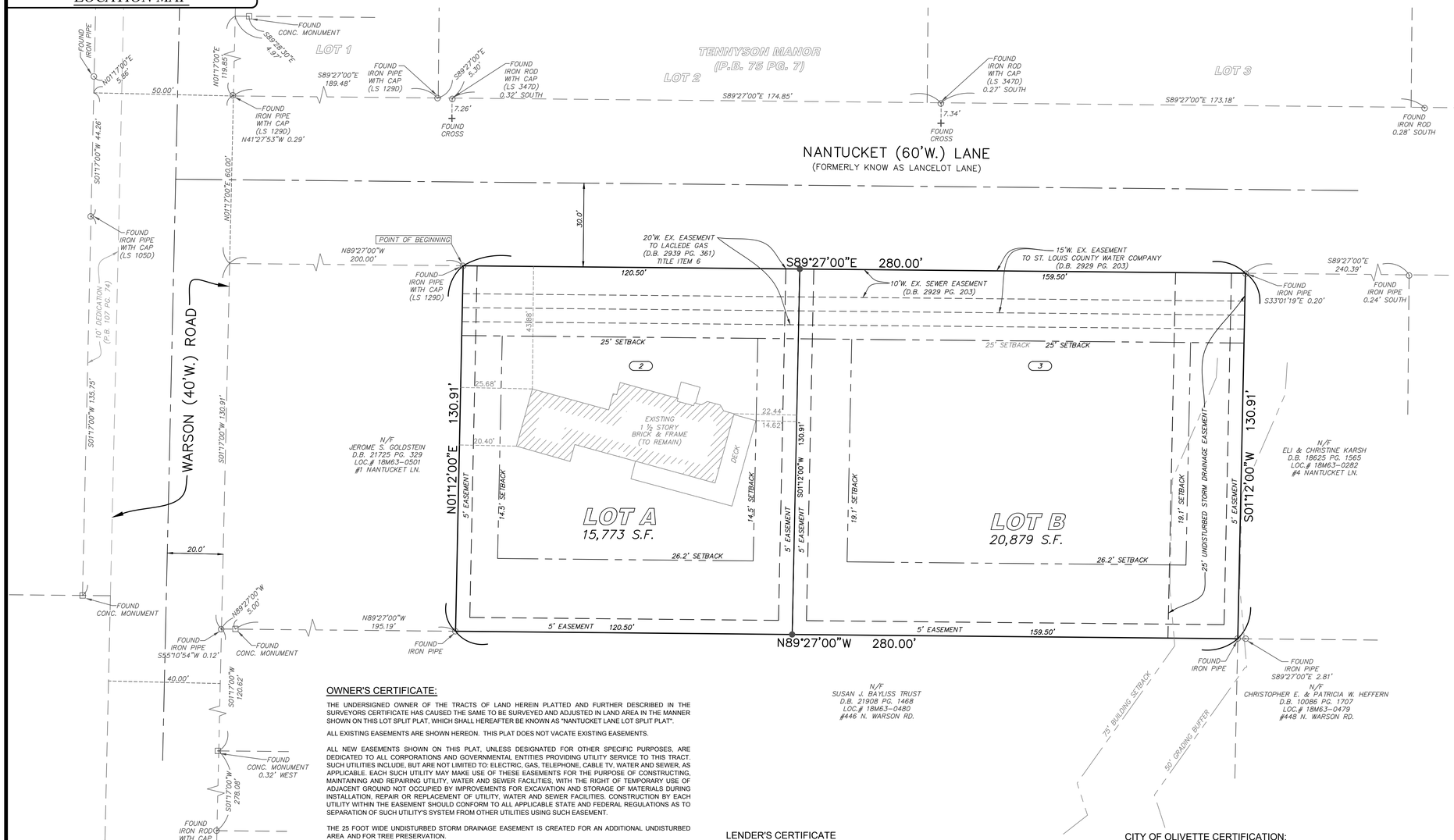


LOCATION MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGEND
- ● DENOTES SEMI-PERMANENT MONUMENT.
- ○ FOUND IRON PIPE
- □ CONC. MON./ STONE
- \+ CROSS
- (523) ADDRESS

SURVEYOR'S NOTES:

1. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
2. THE PLAT CONTAINS 36,652 SQUARE FEET (0.841 ACRES MORE OR LESS), AND A TOTAL OF 2 PROPOSED LOTS.
3. SUBJECT TRACT IS ZONED "SR" RESIDENTIAL DISTRICT ACCORDING TO THE CITY OF OLIVETTE, MISSOURI. ZONE "SR" SINGLE FAMILY RESIDENTIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

   SR SINGLE FAMILY RESIDENTIAL
   FRONT YARD SETBACK=25'
   SIDE YARD SETBACK=12% OF LOT WIDTH
   REAR YARD SETBACK=20% OF LOT DEPTH
   HEIGHT RESTRICTIONS=35'
4. BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "TENNYSON MANOR" SUBDIVISION AS RECORDED IN PLAT BOOK 75 PAGE 7 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
5. SOURCE OF RECORD TITLE: JOHN E. JUDSON IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23208 PAGE 277 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
6. CURRENT LOCATOR NUMBER FOR THE PARENT TRACT IS 18M63-0314.

TITLE NOTES :

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, LLC, WITH FILE NUMBER MK-15-173000 WITH AN EFFECTIVE DATE OF JULY 28, 2015. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-5: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

ITEM 6: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 2939 PAGE 361 OF THE ST. LOUIS COUNTY RECORDS. THE EASEMENT DESCRIPTION GRANTS RIGHTS TO LACLEDE GAS COMPANY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

ITEM 7: TERMS AND PROVISIONS OF ORDINANCE NO. 328 OF ST. LOUIS COUNTY, MISSOURI, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 4182 PAGE 103 OF THE ST. LOUIS COUNTY RECORDS. THIS DOCUMENT VACATES PORTIONS OF A EASEMENT RECORDED IN DEED BOOK 1559 PAGE 86.

ITEMS 8-9: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

NOTE: ADDITIONAL EASEMENTS THAT ARE NOT LISTED WITHIN THE TITLE REPORT BUT SHOWN ON A PREVIOUS SURVEY BY JAMES ENGINEERING & SURVEYING CO., INC. DATED FEBRUARY 7, 2011. THE EASEMENTS ARE RECORDED IN DEED BOOK 2929 PAGE 203 AND AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON. THE STERLING COMPANY DOES NOT KNOW THE CURRENT STATUS OF THE EASEMENTS WITHOUT AN UPDATED TITLE REPORT FOR THE SUBJECT PROPERTY.

ORIGINAL PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIPE WITH CAP (LS 129D) AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO JEROME S. GOLDSTEIN AS RECORDED IN DEED BOOK 21725 PAGE 329 OF THE ST. LOUIS COUNTY, MISSOURI RECORD'S, SAID POINT IS ALSO LOCATED ON THE SOUTH RIGHT OF WAY LINE OF NANTUCKET (60 FEET WIDE) LANE; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NANTUCKET LANE, SOUTH 89°27'00" EAST, 280.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO ELI AND CHRISTINE KARSH AS RECORDED IN DEED BOOK 18625 PAGE 1565 OF THE ABOVE MENTIONED RECORDER'S OFFICE, FROM WHICH POINT AN IRON PIPE BEARS SOUTH 33°01'19" EAST; THENCE ALONG THE WEST LINE OF SAID KARSH TRACT, SOUTH 01°12'00" WEST, 130.91 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID KARSH TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE SUSAN J. BAYLISS TRUST AS RECORDED IN DEED BOOK 21908 PAGE 1468 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID BAYLISS TRACT, NORTH 89°27'00" WEST, 280.00 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF ABOVE MENTIONED GOLDSTEIN TRACT; THENCE ALONG THE EAST LINE OF SAID GOLDSTEIN TRACT, NORTH 01°12'00" EAST, 130.91 FEET TO THE POINT OF BEGINNING, CONTAINING 36,652 SQUARE FEET (0.841 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN MARCH 2017, UNDER ORDER NUMBER 17-02-033.

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND ADJUSTED IN LAND AREA IN THE MANNER SHOWN ON THIS LOT SPLIT PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "NANTUCKET LANE LOT SPLIT PLAT".

ALL EXISTING EASEMENTS ARE SHOWN HEREON. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.

ALL NEW EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE DEDICATED TO ALL CORPORATIONS AND GOVERNMENTAL ENTITIES PROVIDING UTILITY SERVICE TO THIS TRACT. 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 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 UTILITY, WATER AND SEWER FACILITIES. CONSTRUCTION BY EACH UTILITY WITHIN THE EASEMENT SHOULD CONFORM TO ALL APPLICABLE STATE AND FEDERAL REGULATIONS AS TO SEPARATION OF SUCH UTILITY'S SYSTEM FROM OTHER UTILITIES USING SUCH EASEMENT.

THE 25 FOOT WIDE UNDISTURBED STORM DRAINAGE EASEMENT IS CREATED FOR AN ADDITIONAL UNDISTURBED AREA AND FOR TREE PRESERVATION.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A TRACT OF LAND. THIS PLAT DOES NOT REDUCE PARCEL AREAS BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF OLIVETTE, MISSOURI ZONING ORDINANCE.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____, 20____.

BY: _____
JOHN E. JUDSON

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

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED, JOHN E. JUDSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE HAS EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY 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

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE OR NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT OF "NANTUCKET LANE LOT SPLIT PLAT".

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

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

ON THIS _____ DAY OF _____, 20____ BEFORE ME PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, A _____; AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____ BY AUTHORITY OF ITS _____; AND SAID OFFICER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID _____.

IN TESTIMONY 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

CITY OF OLIVETTE CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____, THIS PLAT OF "NANTUCKET LANE LOT SPLIT 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: _____
MAXINE WEIL
MAYOR

CITY OF OLIVETTE, MISSOURI

BY: _____
DENISE MANDLE
ACTING CITY CLERK

SURVEYOR'S CERTIFICATE:

ORDER NUMBER: 18-11-341
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD,
ST. LOUIS, MO 63129 (314) 487-0440

THIS IS TO CERTIFY THAT WE HAVE, BY ORDER OF JOHN E. JUDSON, DURING THE MONTH OF DECEMBER, 2018, MADE A SURVEY, AND DURING THE MONTH OF DECEMBER, 2018, PERFORMED A LOT SPLIT OF A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI, AND THAT THE RESULTS OF SAID SURVEY AND LOT SPLIT PLAT ARE SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS _____DAY OF _____, 20____.

THE STERLING COMPANY
MO REG. 307-D

_____
JAMEY A. HENSON, PLS
MO REG. L.S. #2007017963

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	MTG/HHH	MSD P# -	
CHECKED BY:	JAH	DATE:	12/06/18
JOB NO.:	18-11-341	RECORD PLAT	