

OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT

BEING LOTS 11 THROUGH 15
IN BLOCK 1 OF OLIVETTE TERRACE (P.B. 22, PG. 2),
LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI

OWNERS 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 BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2022.

JEFFERY SCHINDLER

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

ON THIS _____ DAY OF _____ 2022, BEFORE ME PERSONALLY APPEARED JEFFERY SCHINDLER TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF SCHINDLER HOMES, A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND JEFFERY SCHINDLER FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS 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 BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREINAFTER BE KNOWN AS "OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2022.

DENISE P. KUHSTOSS

JASON A. KUHSTOSS

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

ON THIS _____ DAY OF _____ 2022, BEFORE ME PERSONALLY APPEARED DENISE P. KUHSTOSS AND JASON A. KUHSTOSS 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 HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON 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 _____ 2022, THIS PLAT OF "OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT" 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: _____

MAYOR

CITY OF OLIVETTE, MISSOURI

By: _____

MYRA G. BENNETT, CMC/MPPC

CITY CLERK

LIENHOLDER'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 "OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT".

By: _____

PRINT NAME: _____

PRINT TITLE: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

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 _____

AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____ AND AUTHORITY OF ITS _____ AND SAID _____ 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

PROPERTY DESCRIPTIONS (PER RECORD TITLE):

PARCEL 1: (1004 DOLORES AVENUE)

PARCEL 1: LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK ONE (1) OF OLIVETTE TERRACE, EACH FRONTING SIXTY (60) FEET ON THE EAST LINE OF DOLORES AVENUE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY RECORDS.

AND

LOT 13 IN BLOCK 1 OF OLIVETTE TERRACE, FRONTING 59.86 FEET ON THE EAST LINE OF DOLORES AVENUE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 2: (1014 DOLORES AVENUE)

LOT 12 IN BLOCK 1 OF OLIVETTE TERRACE, FRONTING 50.00 FEET ON THE EAST LINE OF DOLORES AVENUE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 3: (1016 DOLORES AVENUE)

LOT 11 IN BLOCK 1 OF OLIVETTE TERRACE, FRONTING 50.00 FEET ON THE EAST LINE OF DOLORES AVENUE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY RECORDS.

PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF LOTS 11, 12 & 13 IN BLOCK 1 OF "OLIVETTE TERRACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE) AND ALONG THE NORTH LINE OF SAID LOT 11, SOUTH 89°31'30" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 10; THENCE ALONG THE EAST LINE OF SAID LOT 11, SOUTH 00°47'00" WEST, 38.15 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF LOT 5 OF "PRICE MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 55 PAGE 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID WEST LINE OF THE AFOREMENTIONED LOT 5 OF "PRICE MEADOWS", SOUTH 83°19'38" WEST, 169.04 FEET TO THE EAST LINE OF THE AFOREMENTIONED DOLORES AVENUE (35 FEET WIDE); THENCE ALONG THE EAST LINE OF THE AFOREMENTIONED DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" WEST, 115.28 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,507 SQUARE FEET OR 0.264 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (LOT B):

A TRACT OF LAND BEING PART OF LOTS 11, 12 & 13 IN BLOCK 1 OF "OLIVETTE TERRACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE); THENCE ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" EAST, 120.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION; THENCE CONTINUING ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" EAST, 44.38 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 89°09'00" EAST, 169.04 FEET TO A POINT BEING ON THE WEST LINE OF LOT 5 OF "PRICE MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 55 PAGE 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 5 OF "PRICE MEADOWS" SUBDIVISION, SOUTH 00°47'00" WEST, 122.49 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF LOT 6 OF AFOREMENTIONED "PRICE MEADOWS" SUBDIVISION, THENCE LEAVING SAID WEST LINE OF THE AFOREMENTIONED LOT 6 OF "PRICE MEADOWS", NORTH 89°09'00" WEST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 12,515 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (LOT C):

A TRACT OF LAND BEING ALL OF LOT 14 IN BLOCK 1 OF "OLIVETTE TERRACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE); THENCE ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" EAST, 60.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION; THENCE CONTINUING ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" EAST, 60.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 89°09'00" EAST, 150.00 FEET TO A POINT BEING ON THE WEST LINE OF LOT 6 OF "PRICE MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 55 PAGE 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 6 OF "PRICE MEADOWS" SUBDIVISION, SOUTH 00°47'00" WEST, 60.00 FEET; THENCE LEAVING SAID WEST LINE OF THE AFOREMENTIONED LOT 6 OF "PRICE MEADOWS", NORTH 89°09'00" WEST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 9,000 SQUARE FEET OR 0.207 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION (LOT D):

A TRACT OF LAND BEING ALL OF LOTS 15 IN BLOCK 1 OF "OLIVETTE TERRACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE); THENCE ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE), NORTH 00°47'00" EAST, 60.00 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 1 OF SAID OLIVETTE TERRACE SUBDIVISION; THENCE LEAVING AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE (35 FEET WIDE) AND ALONG THE SOUTH LINE OF LOT 14 OF AFOREMENTIONED OLIVETTE TERRACE, SOUTH 89°09'00" EAST, 150.00 FEET TO A POINT BEING ON THE WEST LINE OF LOT 6 OF "PRICE MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 55 PAGE 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED LOT 6 OF "PRICE MEADOWS" SUBDIVISION, SOUTH 00°47'00" WEST, 60.00 FEET; THENCE LEAVING SAID WEST LINE OF THE AFOREMENTIONED LOT 6 OF "PRICE MEADOWS", NORTH 89°09'00" WEST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINS 9,000 SQUARE FEET OR 0.207 ACRES, MORE OR LESS.

PREPARED FOR:

SCHINDLER HOMES
16670 OLD CHESTERFIELD RD.
CHESTERFIELD, MO 63017
PHONE: 314.581.5804
FAX: 314.997.3322

ABBREVIATIONS:

N/F - NOW OR FORMERLY
P.B. - PLAT BOOK
D.B. - DEED BOOK
PG. - PAGE
SQ. FT. - SQUARE FEET
AC. - ACRE
(R) - RECORD
(S) - SURVEY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
TRR - TO BE REMOVED

SUMMARY OF AREAS:

OVERALL PLAT = 42,023 SQ. FT. (0.965 ACRES)

ADJUSTED:
LOT A = 11,507 SQ. FT. (0.264 ACRES)
LOT B = 12,515 SQ. FT. (0.287 ACRES)
LOT C = 9,000 SQ. FT. (0.207 ACRES)
LOT D = 9,000 SQ. FT. (0.207 ACRES)

LEGEND

● SEMI-PERMANENT MONUMENT
(IN ACCORDANCE WITH MISSOURI STANDARDS)
○ FOUND IRON PIPE

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 42,023 SQUARE FEET OR 0.965 ACRES, MORE OR LESS.
- BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "PRICE MEADOWS" AS RECORDED IN PLAT BOOK 55 PAGE 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE:
#1016 DOLORES AVE (LOT 11)
DENISE P. & JASON A. KUHSTOSS ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED BOOK 23948, PAGE 3417 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
#1014 DOLORES AVE. (LOT 12)
SCHINDLER HOMES, LLC. IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 24920, PAGE 1204 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
#1004 DOLORES AVE. (LOTS 13-15)
SCHINDLER HOMES, LLC. IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 24920, PAGE 1204 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- BEARINGS AND DISTANCES ARE RECORD AND SURVEYED UNLESS NOTED OTHERWISE.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS ON THE PAGE 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.

TITLE NOTES: (1004 DOLORES AVENUE - LOTS 13-15)

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY INVESTORS TITLE COMPANY, AN AGENT FOR WESTCOAST LAND TITLE INSURANCE COMPANY, FILE NO. 700076, HAVING AN EFFECTIVE DATE OF APRIL 9, 2021 AT 09:54 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

- ITEMS 1-6: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
- ITEM 7: BUILDING LINES, EASEMENTS, RESTRICTIONS OR OTHER MATTERS AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 2.
- EASEMENTS SHOWN ON PLAT BOOK 22, PAGE 2 DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON. BUILDING LINES SHOWN ON PLAT BOOK 22, PAGE 2 AFFECT THE SUBJECT TRACT AND ARE SHOWN HEREON. ADDITIONAL BUILDING LINES SHOWN ARE PROVIDED FROM THE CURRENT ZONING CLASSIFICATIONS.
- ITEM 8: BUILDING LINES, EASEMENTS, CONDITIONS, RESTRICTIONS, RIGHTS AND POWERS OF TRUSTEES, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, ACCORDING TO INSTRUMENT RECORDED IN PLAT BOOK 22, PAGE 2. CONTAINS NO REVERSIONARY CLAUSE. (SEE TITLE NOTE ITEM 7)
- ITEMS 9-16: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

TITLE NOTES: (1014 DOLORES AVENUE - LOT 12)

A CURRENT TITLE COMMITMENT FOR 1014 DOLORES AVENUE HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT 1014 DOLORES AVENUE THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. EASEMENTS SHOWN ON PLAT BOOK 22, PAGE 2 DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON. BUILDING LINES SHOWN ON PLAT BOOK 22, PAGE 2 AFFECT THE SUBJECT TRACT AND ARE SHOWN HEREON. ADDITIONAL BUILDING LINES SHOWN ARE PROVIDED FROM THE CURRENT ZONING CLASSIFICATIONS.

TITLE NOTES: (1016 DOLORES AVENUE - LOT 11)

A CURRENT TITLE COMMITMENT FOR 1016 DOLORES AVENUE HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT 1016 DOLORES AVENUE THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. EASEMENTS SHOWN ON PLAT BOOK 22, PAGE 2 DO NOT AFFECT THE SUBJECT TRACT AND ARE NOT SHOWN HEREON. BUILDING LINES SHOWN ON PLAT BOOK 22, PAGE 2 AFFECT THE SUBJECT TRACT AND ARE SHOWN HEREON. ADDITIONAL BUILDING LINES SHOWN ARE PROVIDED FROM THE CURRENT ZONING CLASSIFICATIONS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO SCHINDLER HOMES LLC, THAT THE STERLING COMPANY HAS, DURING THE MONTH OF JANUARY 2022, PERFORMED A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ALL OF LOTS 11 THROUGH 15 OF BLOCK 1 OF OLIVETTE TERRACE (P.B. 22 PG. 2), LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY THE STERLING COMPANY. THIS SURVEY MEETS THE STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

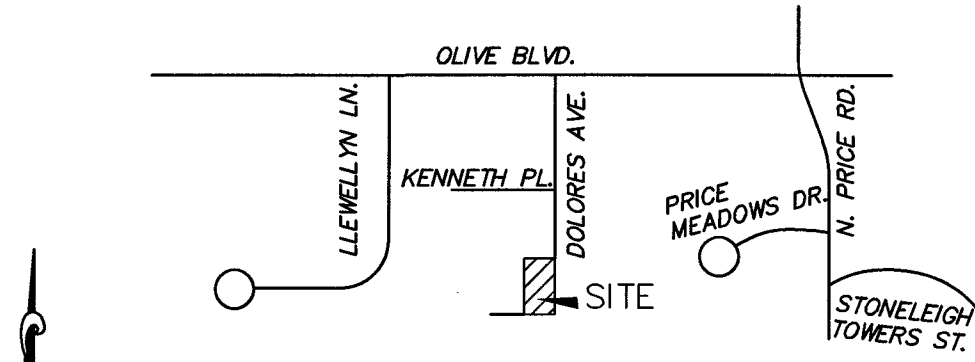
JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE _____

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:	SSP	MSD P# - N/A
CHECKED BY:	JEW	DATE: 1/18/2022
JOB NO.:	21-04-102	BOUNDARY ADJUSTMENT 1004, 1014 & 1016 DOLORES AVE.

LOCATION MAP



N.T.S.

SITE INFO: LOT 11

N/F DENISE P. & JASON A. KUHSTOSS T/E
D.B. 23948 PG. 3417
LOC.#17161-0778
#1016 DOLORES AVE.
7,500 SQ. FT./ 0.172 AC.±

SITE INFO: LOT 12

N/F SCHINDLER HOMES, LLC.
D.B. 24920 PG. 1204
LOC.#17161-0712
#1014 DOLORES AVE.
7,500 SQ. FT./ 0.172 AC.±

SITE INFO: LOTS 13-15

N/F SCHINDLER HOMES, LLC.
D.A. 24920 PG. 1204
LOC.#17161-0901
#1004 DOLORES AVE.
27,023 SQ. FT./ 0.620 AC.±

BENCHMARK:

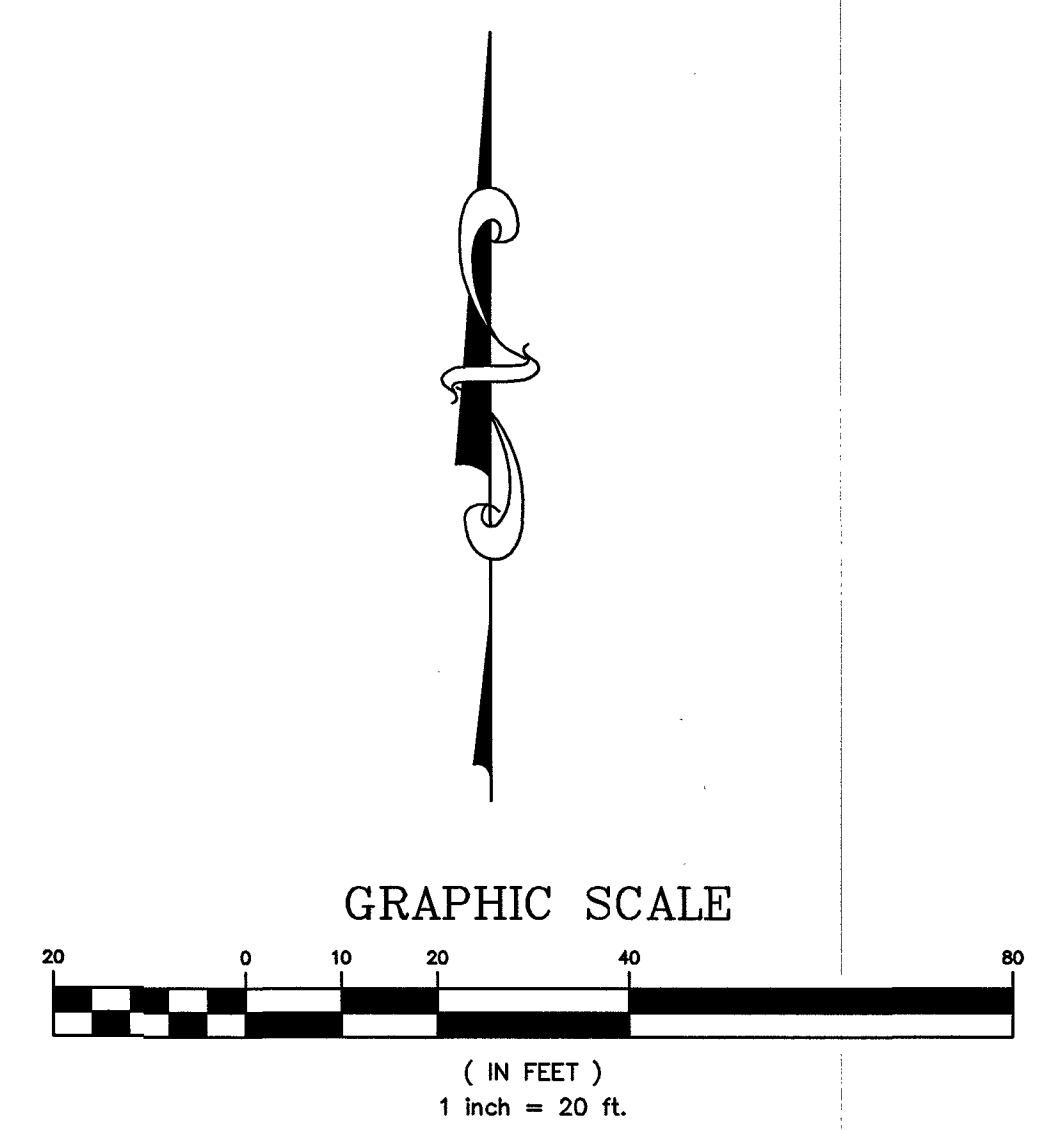
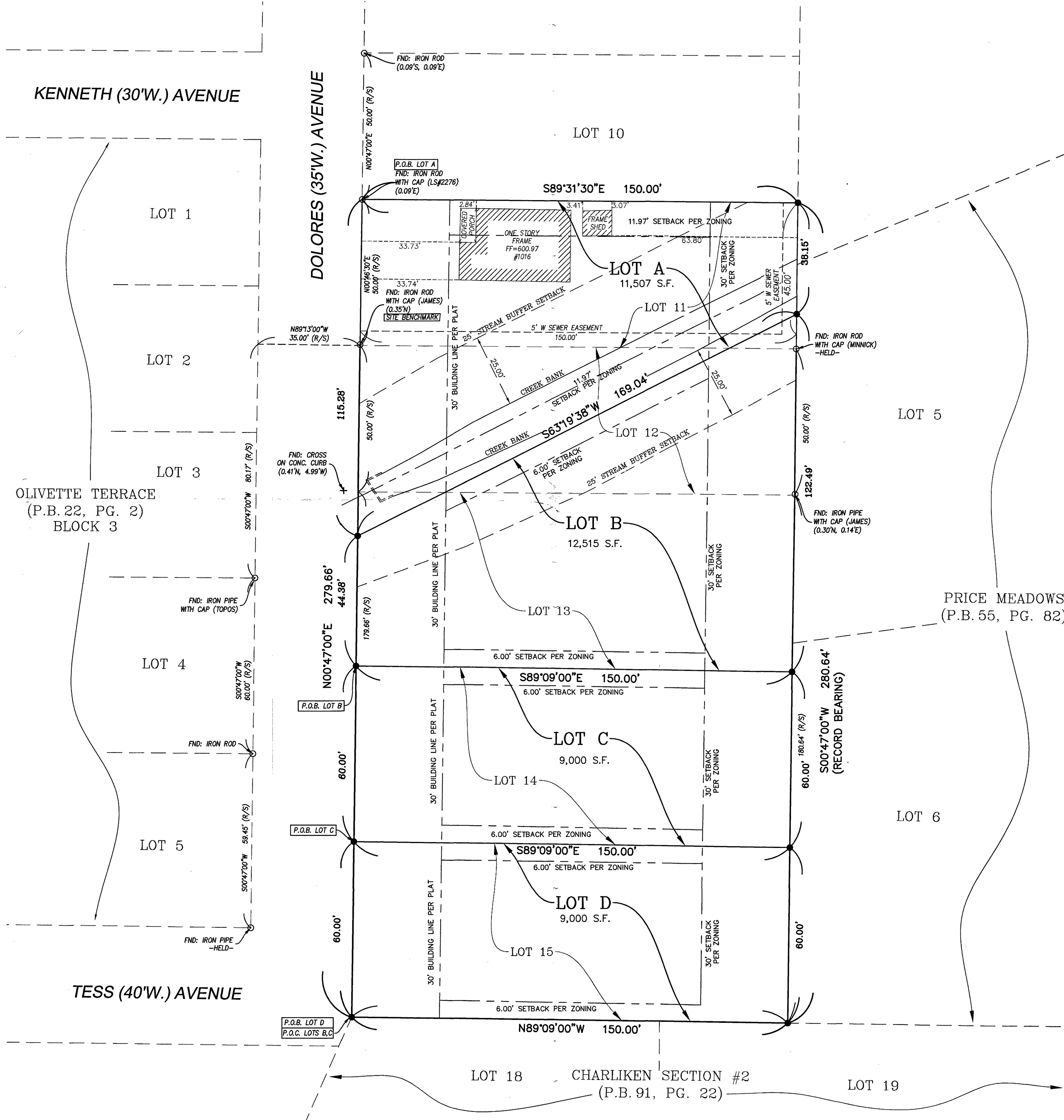
ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 14513; ELEVATION 602.65 (NAVD88)
CUT SQUARE ON TOP OF SOUTH SIDE OF CONCRETE BASE FOR TRAFFIC SIGNAL MAST AT THE NORTHWEST CORNER OF OLIVE BOULEVARD AND PRICE ROAD IN FRONT OF #9201 OLIVE BOULEVARD.

SITE BENCHMARK:

IRON ROD WITH CAP; ELEVATION 588.43 (NAVD88)
ON FOUND IRON ROD WITH CAP, MARKED "JAMES" ON THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 OF "OLIVETTE TERRACE" (P.B. 22, PG. 2), AS SHOWN HEREON.

OLIVETTE TERRACE LOTS 11 THROUGH 15 BOUNDARY ADJUSTMENT

BEING LOTS 11 THROUGH 15
IN BLOCK 1 OF OLIVETTE TERRACE (P.B. 22, PG. 2),
LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI



NOTE: (FOR LOTS WITH THE 25' STREAM BUFFER SETBACK)
UPON REQUEST FOR COMMUNITY DESIGN REVIEW ASSOCIATED WITH NEW STRUCTURE IMPROVEMENTS, A BMP MANAGEMENT PLAN WILL BE REQUIRED.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO SCHINDLER HOMES LLC, THAT THE STERLING COMPANY HAS, DURING THE MONTH OF AUGUST 2021, PERFORMED A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING ALL OF LOTS 11 THROUGH 15 OF BLOCK 1 OF OLIVETTE TERRACE (P.B. 22 PG. 2), LOCATED IN SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI. THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED BY THE STERLING COMPANY. THIS SURVEY MEETS THE STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

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St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	SSP	MSD P# - N/A
CHECKED BY:	JEW	DATE: 01/18/2022
JOB NO.:	21-04-102	1004,1014& 1016 DOLORES AVE.

Drawing name: V:\2104102_1004 & 1014 DOLORES Drawings\Surveying\Record\1004 & 1014 DOLORES - Record PlatNEW.dwg Plotted on: Feb 09, 2022 - 10:09am Plotted by: jmlshedd