

PETITION FOR LAND SUBDIVISION, ADJUSTMENTS, & VACATIONS

APPLICANT INFORMATION:

Name: <u>Arthur Kotets</u>		
Company: <u>Arko Group LLC</u>		
Street Address: <u>7739 Davis Drive</u>		
City: <u>St. Louis</u>	State: <u>Mo</u>	Zip Code: <u>63105</u>
E-mail: <u>akogroup@hotmail.com</u>		Phone Number: <u>314-799-4654</u>

The petition is for which of the following: (Check all that apply under this petition request.)

- Preliminary Subdivision (\$250 filing fee, plus \$50 per lot or unit) 03/07/2023
 Date of Pre-Application Conference: 9/21/2022
 Boundary Adjustment (\$200 filing fee)
- Final Subdivision (\$200 filing fee) 03/07/2023
 Date of Approved Preliminary Plat: 03/07/2023
 Vacation (\$200 filing fee)

\$250 + 3 lots
\$400.00
 + \$200 Filing Fee
\$600.00

All correspondence, appointments and communications shall be conducted through the applicant. It is the applicant's responsibility to provide all information to property owners, clients, etc.

Please note all the properties to be involved in the proposed subdivision: (If additional space is necessary, please prepare a separate table including information on each property as shown below)

Saint Louis County Locator Nos.	Property Address	Legal Description of Property	Name of Owner(s)	Owner Mailing Address
<u>17L230376</u>	<u>595 Diehman Rd</u>		<u>Edward M. & Frances Koslin</u>	<u>595 Diehman</u>

Please attach proof of ownership and/or authorization to act as an agent of the owner of each of the properties.

Provide a letter of intent describing the proposed subdivision, including subdivision name, number of lots and proposed use.

On a separate sheet, provide a complete meets and bounds description of the property(ies) to be subdivided, including the approximate area of the property(ies) stated to the nearest tenth (1/10) of an acre.


Provide a copy of the most recent instrument conveying title to the land proposed to be subdivided from the office of the St. Louis County Recorder. Such instrument shall include the name of the grantor and the grantee, and the date and type of conveyance.

Provide a County Tax Receipt of all taxes being paid and up to date.

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and the associated filing fee(s) must be submitted thirty (30) days before a scheduled meeting.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:


 Applicant Signature

03/07/2023
05.06.23
 Date

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax (314) 487-8944

PROPERTY DESCRIPTION

Project: 595 Dielman Road Preliminary
Order Number: 23-03-053

Date: March 3, 2023
By: G.S.M.

A tract of land being in the Northeast Quarter of Section 6, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Olivette, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of property now or formerly to City of St. Louis recorded in Deed Book 673, Page 219 of the St. Louis County Records, said corner being on the West right-of-way line of Dielman (40'w.) Road; thence leaving said corner along said West right-of-way line, South 00°21'10" West, 263.44 feet to a point of non-tangency at the Northeast corner of Lot 2 of Whitener Subdivision, as recorded in Plat Book 345, Page 414 of said records; thence leaving said West right-of-way line along the North line of said Whitener Subdivision and the North line of Birdie Lane, as recorded in Plat Book 369, Page 509 of said records and also the North line of Clifton Forge, as recorded in Plat Book 100, Page 14 of said records, North 89°29'59" West, 478.06 feet to a point of non-tangency on the East right-of-way line of White Rose (variable width) Lane, said East right-of-way line being the East line of said Clifton Forge subdivision; thence along said East line, North 00°14'01" East, 331.46 feet to a point of non-tangency on the South line of the abovementioned City of St. Louis property; thence along said South line, South 81°24'59" East, 483.73 feet to the point of beginning and contains 142,288 square feet or 3.266 acres more or less according to calculations performed by The Sterling Company during the month of March 2023 and subject to the results of a future property boundary survey.