

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO TWO LOTS IN THE MANNER SHOWN ON THIS LOT SPLIT PLAT, WHICH SHALL HEREAFTER BE KNOWN AS: "255 REINKE ROAD."

ALL EASEMENTS SHOWN CROSS-HATCHED ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF BALLWIN, MISSOURI. MISSOURI AMERICAN WATER COMPANY, LAKEDEE GAS COMPANY, UNION ELECTRIC COMPANY DBA AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., DBA AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING 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 UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE TEMPORARY SLOPE AND CONSTRUCTION LICENSE (SOMETIMES CALLED "TSCL"), AS SHOWN DOT HATCHED HEREON, IS HEREBY GRANTED TO MCBRIDE RUPPEL FARMS, LLC ("DEVELOPER") FOR THE PURPOSE OF MAKING CUTS, FILLS AND SLOPING EMBANKMENT, PROVIDING WORKING ROOM FOR CONSTRUCTING DRIVES, SIDEWALKS, TEMPORARY ROADWAYS AND INSTALLING OVERHEAD UTILITIES AND DRAINAGE SWALES, IF ANY, AND OTHERWISE PROVIDING WORKING ROOM AND IMPLEMENTING ANY AND ALL OTHER CONSTRUCTION ITEMS. NO PERMANENT IMPROVEMENT SHALL BE INSTALLED IN THE TSCL AREA. THE TSCL SHALL REMAIN IN EFFECT UNTIL DECEMBER 31, 2018, AT WHICH TIME THE TEMPORARY SLOPE AND CONSTRUCTION LICENSE SHALL AUTOMATICALLY TERMINATE AND BECOME NULL AND VOID. DEVELOPER SHALL, UPON EXPIRATION OF THE TSCL, REVEGETATE THE TSCL AREA AS CLOSE TO ITS ORIGINAL VEGETATIVE CONDITION AS REASONABLY POSSIBLE, WITH SUCH VARIANCES AS MAY BE APPROVED BY OWNER. DEVELOPER SHALL INDEMNIFY AND HOLD OWNER HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, COSTS AND EXPENSES ASSERTED AGAINST OR INCURRED BY OWNER IN CONNECTION WITH DEVELOPER'S USE OF THE TSCL, EXCEPT TO THE EXTENT SUCH CLAIMS ARE CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF OWNER.

NO NEW BUILDING LINES ARE BEING CREATED BY THIS PLAT. THIS LOT SPLIT PLAT DOES NOT VACATE EXISTING EASEMENTS. EXISTING TRACT IS SUBJECT TO EASEMENTS OF RECORD.

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

THIS LOT SPLIT PLAT DOES NOT REDUCE PARCEL AREAS BELOW THE MINIMUM SIZE REQUIREMENTS OF THE CITY OF BALLWIN, MISSOURI ZONING ORDINANCE.

ST. JOHN'S LUTHERAN CEMETERY ASSOCIATION OF ELLISVILLE, MISSOURI, A MISSOURI BENEVOLENT ASSOCIATION OF THE COUNTY OF ST. LOUIS, STATE OF MISSOURI

BY: JAMES R. SCHMIDT, PRESIDENT

STATE OF MISSOURI)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2017 BEFORE ME PERSONALLY APPEARED JAMES R. SCHMIDT TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE PRESIDENT OF ST. JOHN'S LUTHERAN CEMETERY ASSOCIATION OF ELLISVILLE, MISSOURI, A MISSOURI BENEVOLENT ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ASSOCIATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID OFFICER ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID ASSOCIATION.

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

255 REINKE ROAD

A LOT SPLIT OF A TRACT OF LAND BEING THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI ZONED "R-3" SINGLE-FAMILY DWELLING DISTRICT PER THE CITY OF BALLWIN, MISSOURI

LEGEND

- PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (5/8" I ROD W/ ALUMINUM CAP)
SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MO MINIMUM STANDARDS) (1/2" I ROD W/ PLASTIC CAP)
EASEMENT
FOUND
PAVEMENT
BLDG. BUILDING
ADDRESS
TEMPORARY SLOPE AND CONSTRUCTION LICENSE
GENERAL UTILITY EASEMENT

SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.41 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 APPEARS.
ALL DISTANCES ARE RECORD (R) AND SURVEYED (S) UNLESS NOTED OTHERWISE.
THIS PLAT CONTAINS 65,414 SQUARE FEET OR (1.5016 ACRES MORE OR LESS), AND 2 LOTS.
LOCATOR NUMBER OF ORIGINAL TRACT: 23S110472.
BASIS OF BEARINGS: THE WEST LINE OF OUTLOT A OF CASTLE RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 344, PAGES 81 AND 82 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
SOURCE OF RECORD TITLE: QUIT CLAIM DEED TO ST. JOHN'S LUTHERAN CEMETERY ASSOCIATION, AS RECORDED IN DEED BOOK 19760, PAGE 35 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
SUBJECT TRACT IS LOCATED IN THE "R-3" SINGLE-FAMILY DWELLING DISTRICT PER THE CITY OF BALLWIN, MISSOURI

THE RESTRICTIONS FOR "R-3" SINGLE-FAMILY DWELLING DISTRICT ARE AS FOLLOWS:

- FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 8 FEET
REAR YARD SETBACK: 15 FEET
MINIMUM LOT FRONTAGE: 70 FEET (IF CONNECTED TO EITHER A PRIVATE OR PUBLIC SANITARY SEWER)
MINIMUM LOT AREA: 10,000 SQUARE FEET (IF CONNECTED TO EITHER A PRIVATE OR PUBLIC SANITARY SEWER)
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI (PANEL 2918C0279K, DATED FEBRUARY 3, 2015), FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., TITLE COMMITMENT FILE NO. 1702882 WITH AN EFFECTIVE DATE OF JUNE 12, 2017 AT 8:00 A.M. THE NOTES PERTAINING TO SCHEDULE B - SECTION II OF THE TITLE COMMITMENT ARE LISTED BELOW:
ITEMS 1-4: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.
ITEM 5: TERMS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED IN BOOK 18818, PAGE 1185. THE DOCUMENT IS AN AGREEMENT BETWEEN ST. JOHN'S EVANGELICAL LUTHERAN CHURCH AND THE ADJOINING PROPERTY OWNERS TO CREATE, ADOPT, AND IMPOSE CERTAIN COVENANTS, EASEMENTS, RIGHTS, PRIVILEGES, AND OBLIGATIONS FOR THE MUTUAL BENEFIT OF ALL PARTIES AND AFFECTS THE SUBJECT TRACT AS PLOTTED HEREON.
ITEM 6: RIGHT OF LOT OWNERS AND OTHERS IN AND TO THE CEMETERY LAND AND EASEMENTS IN THEIR FAVOR OVER THE PREMISES UNDER EXAMINATION FOR THE PURPOSE OF VISITATION. NO COMMENT BY SURVEYOR.
ITEM 7: RIGHT OF PARTIES AND LOT OWNERS CREATED BY INSTRUMENTS FILED OR RECORDED WITH THE CEMETERY CORPORATION. NO COMMENT BY SURVEYOR.
ITEM 8: RIGHT OF PARTIES ENTITLED THERETO TO KEEP THEREIN THE BODIES AND REMAINS OF DECEASED PERSONS NOT INTERRED. NO COMMENT BY SURVEYOR.
ITEM 9: STATUTORY RIGHTS AND POWERS OF THE STATE OF MISSOURI AND OF THE MUNICIPALITY IN OR NEAR WHICH THE PREMISES IN QUESTION ARE LOCATED, TO REGULATE AND CONTROL THE USE OF THE PREMISES IN QUESTION AS A CEMETERY. NO COMMENT BY SURVEYOR.
ITEMS 10-13: GENERAL EXCEPTIONS WITH NO COMMENT BY THE SURVEYOR.

PROPERTY DESCRIPTION (OVERALL TRACT - ORIGINAL):

A TRACT LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST, AND DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST; AND RUNNING WEST, TWO ACRES LONG AND ONE AND ONE-QUARTER ACRES WIDE AND CONTAINING 2-1/2 ACRES, EXCEPTING THEREFROM ONE ACRE CONVEYED TO FRANCIS HENRY STOEHNER, BY DEED RECORDED NOVEMBER 21, 1872, IN BOOK 464, PAGE 139 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS.

PROPERTY DESCRIPTION (OVERALL TRACT - AS SURVEYED):

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE NORTHEASTERN CORNER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 4, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF WESTRUN DRIVE (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY WESTRUN DRIVE (VARIABLE WIDTH), AND THE WESTERN LINE OF SECTION 3 OF THE AFOREMENTIONED TOWNSHIP 44 NORTH, SOUTH 00'08'47" WEST, 76.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY AND SECTION LINES, SOUTH 00'08'47" WEST, 80.00 FEET TO THE NORTHEASTERN CORNER OF THE COMMON GROUND OF RUPPEL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 365, PAGES 220-221 OF THE ABOVEMENTIONED RECORDS; THENCE LEAVING SAID SECTION AND RIGHT-OF-WAY LINE, AND PROCEEDING ALONG THE NORTHERN LINE OF SAID COMMON GROUND, AND THE NORTHERN LINE OF LOT 28 OF CASTLE RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 344, PAGES 81-82 OF THE ABOVEMENTIONED RECORDS, NORTH 89'32'52" WEST, 417.42 FEET TO A POINT, FROM WHICH AN IRON PIPE BEARS SOUTH 89'32'52" EAST, 0.06 FEET; THENCE ALONG THE EASTERN LINE OF SAID LOT 28, NORTH 00'08'47" EAST, 156.71 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 28, SAID CORNER BEING LOCATED ON THE EAST-WEST CENTERLINE OF THE ABOVEMENTIONED SECTION 4, AND ON THE SOUTHERN LINE OF LOT 2 OF DRURY RESUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 97 OF THE ABOVEMENTIONED RECORDS, SOUTH 89'32'52" EAST, 417.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 65,414 SQUARE FEET (1.5016 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2017 UNDER ORDER NUMBER 16-09-261.

PROPERTY DESCRIPTION (LOT 1):

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND ON THE NORTHEASTERN CORNER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 4, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF WESTRUN DRIVE (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY WESTRUN DRIVE (VARIABLE WIDTH), AND THE WESTERN LINE OF SECTION 3 OF THE AFOREMENTIONED TOWNSHIP 44 NORTH, SOUTH 00'08'47" WEST, 76.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY AND SECTION LINES, SOUTH 00'08'47" WEST, 80.00 FEET TO THE NORTHEASTERN CORNER OF THE COMMON GROUND OF RUPPEL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 365, PAGES 220-221 OF THE ABOVEMENTIONED RECORDS; THENCE LEAVING SAID SECTION AND RIGHT-OF-WAY LINE, AND PROCEEDING ALONG THE NORTHERN LINE OF SAID COMMON GROUND, NORTH 89'32'52" WEST, 125.00 FEET TO A POINT; THENCE ALONG THE NORTHERN LINE AND PROCEEDING NORTH 00'08'47" EAST, 80.00 FEET TO A POINT, AND SOUTH 89'32'52" EAST, 125.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 10,000 SQUARE FEET (0.2295 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2017 UNDER ORDER NUMBER 16-09-261.

PROPERTY DESCRIPTION (LOT 2):

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE NORTHEASTERN CORNER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 4, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF WESTRUN DRIVE (VARIABLE WIDTH); THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY WESTRUN DRIVE (VARIABLE WIDTH), AND THE WESTERN LINE OF SECTION 3 OF THE AFOREMENTIONED TOWNSHIP 44 NORTH, SOUTH 00'08'47" WEST, 76.71 FEET TO A POINT; THENCE LEAVING SAID SECTION AND RIGHT-OF-WAY LINE, NORTH 89'32'52" WEST, 125.00 FEET TO A POINT; THENCE SOUTH 00'08'47" WEST, 80.00 FEET TO A POINT LOCATED ON THE NORTHERN LINE OF THE COMMON GROUND OF RUPPEL FARMS, A SUBDIVISION RECORDED IN PLAT BOOK 365, PAGES 220-221 OF THE ABOVEMENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID COMMON GROUND, AND THE NORTHERN LINE OF LOT 28 OF CASTLE RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 344, PAGES 81-82 OF THE ABOVEMENTIONED RECORDS, NORTH 89'32'52" WEST, 292.42 FEET TO A POINT, FROM WHICH AN IRON PIPE BEARS SOUTH 89'32'52" EAST, 0.06 FEET; THENCE ALONG THE EASTERN LINE OF SAID LOT 28, NORTH 00'08'47" EAST, 156.71 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 28, SAID CORNER BEING LOCATED ON THE EAST-WEST CENTERLINE OF THE ABOVEMENTIONED SECTION 4, AND ON THE SOUTHERN LINE OF LOT 2 OF DRURY RESUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 319, PAGE 97 OF THE ABOVEMENTIONED RECORDS, SOUTH 89'32'52" EAST, 417.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 55,414 SQUARE FEET (1.2721 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY 2017 UNDER ORDER NUMBER 16-09-261.

SURVEYOR'S CERTIFICATION

ORDER NUMBER: 16-09-261
THE STERLING COMPANY
6065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

THIS IS TO STATE THAT, AT THE REQUEST OF MCBRIDE RUPPEL FARMS, LLC AND ST. JOHN'S LUTHERAN CEMETERY ASSOCIATION, THE STERLING COMPANY HAS, DURING THE MONTH OF JANUARY, 2017, PERFORMED A BOUNDARY SURVEY OF A TRACT OF LAND BEING THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 44 NORTH, RANGE 4 EAST, CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AND BASED UPON SAID SURVEY, HAVE SUBDIVIDED THE ABOVE SAID PROPERTY IN THE MANNER 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.

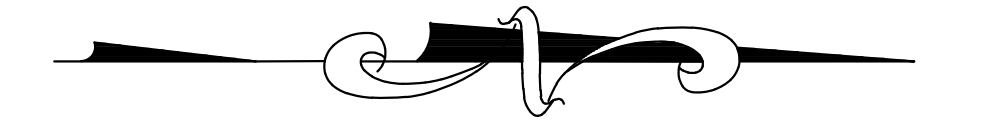
THE STERLING COMPANY
MO. REG. 307-D

JAMES A. HENSON, P.L.S.
MO. REG. L.S. #2037017983

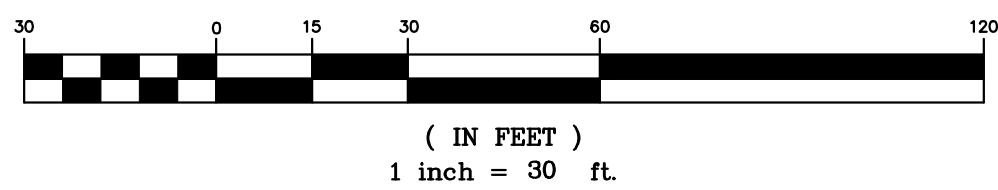
PREPARED FOR:

MCBRIDE RUPPEL FARMS, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
PH: (636) 537-2091
FAX: (636) 537-2546

DATE



GRAPHIC SCALE



CITY CERTIFICATION:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2017, THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, MISSOURI DID HEREBY APPROVE OF THIS PLAT OF "255 REINKE ROAD" BY ORDINANCE NO. _____

CITY OF BALLWIN, MISSOURI

BY: TIM POGUE, MAYOR

ATTEST: ANDY HIXSON, CITY CLERK

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

Table with 3 columns: DRAWN BY, CHECKED BY, JOB NO.; and 3 rows: GFS, JAH, 16-09-261; MSD P# - N/A, DATE: AUG. 15, 2017, 255 REINKE ROAD LOT SPLIT

LOCATION MAP N.T.S.

