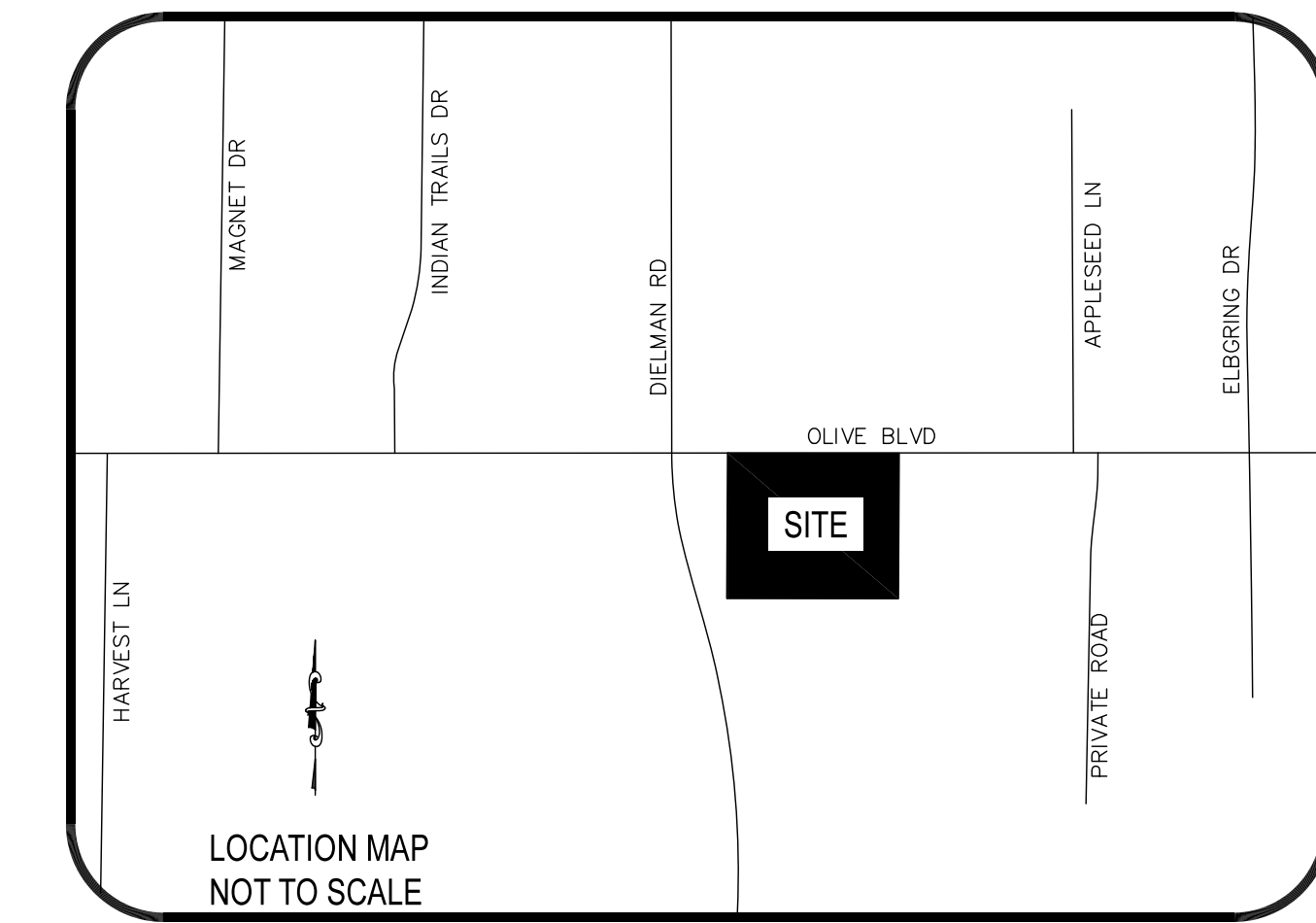
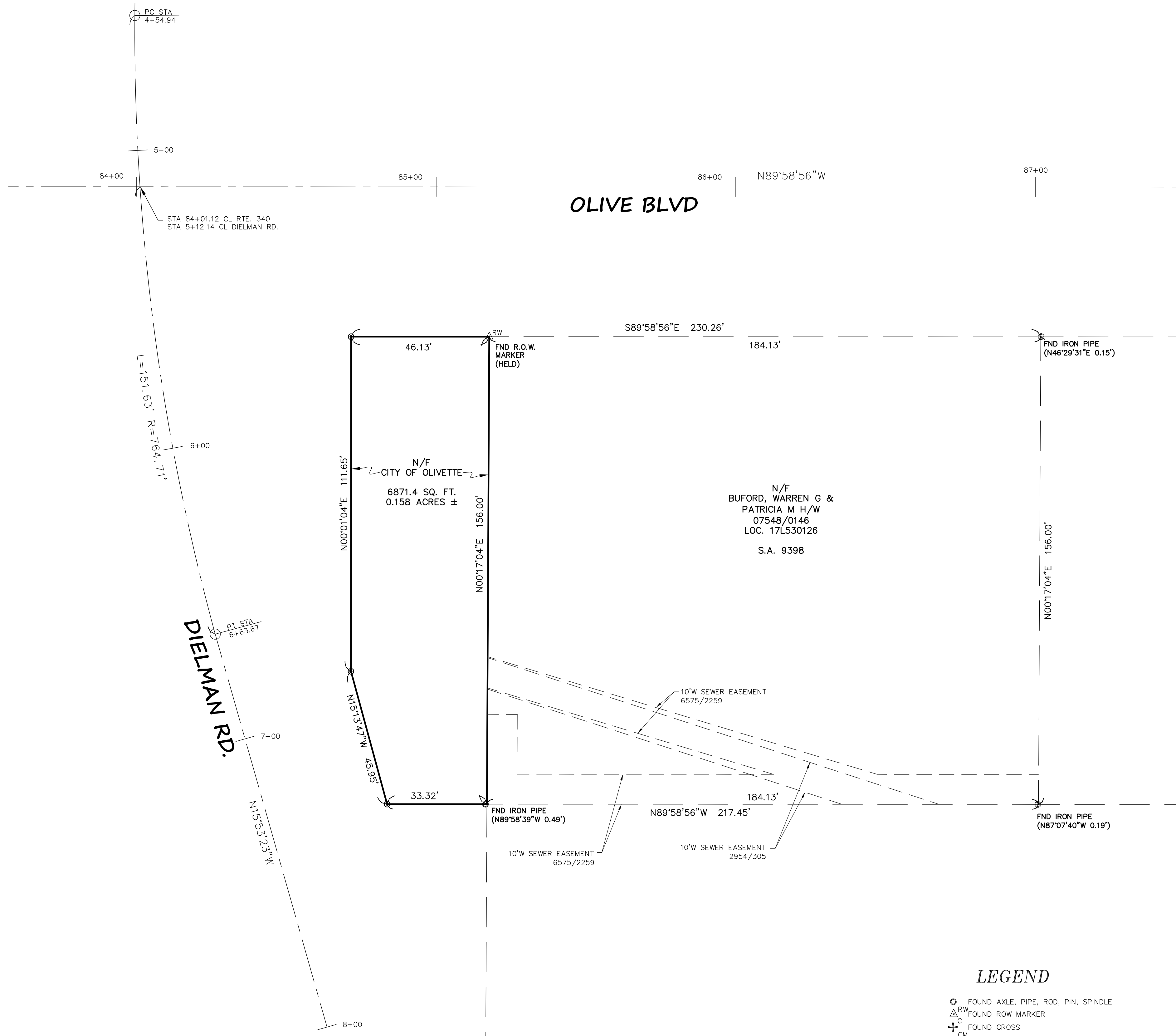


# VACATION AND CONVEYANCE PLAT

A TRACT OF LAND BEING PART OF THE FORMER R.O.W. OF OLD DIELMAN ROAD AND PART OF TOWER HILL ADDITION, SRB1, PAGE 128, SECTION 5, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF OLIVETTE, MISSOURI



PREPARED BY:  
MISSOURI CERTIFICATE OF AUTHORITY #2012007849



### GENERAL NOTES:

- ADDRESS OF PROPERTY: SEC OLIVE BOULEVARD AND DIELMAN ROAD, OLIVETTE, MO 63132
- BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
- TOTAL LAND AREA: 9,369 SF, 0.215 ACRES ±
- A CURRENT TITLE COMMITMENT REPORT WAS NOT FURNISHED FOR THIS SURVEY AND THEREFORE THIS PLAT AND THE SURVEY ON WHICH IT IS BASED ARE SUBJECT TO THE FOLLOWING CONDITIONS:
  - DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
  - EASEMENTS OF RECORD.

### PARCEL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE FORMER R.O.W. OF OLD DIELMAN ROAD AND PART OF TOWER HILL ADDITION, SRB 1, PAGE 128, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND RIGHT-OF-WAY MARKER ON THE SOUTH RIGHT OF WAY LINE OF OLIVE BLVD. (A.K.A. ROUTE 340), A VARIABLE WIDTH, PUBLIC RIGHT OF WAY, OPPOSITE CENTERLINE STATION 85+17.72 OF SAID OLIVE BLVD. PER MODOT RIGHT OF WAY PLANS DATED 9/11/2013, JOB NO. J6P2422, AT PERPENDICULAR DISTANCE 50 FEET RIGHT FROM SAID CENTERLINE; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD., SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST ON A BEARING SYSTEM ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE, 156.00 FEET TO A FOUND IRON PIPE; THENCE NORTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, 33.32 FEET TO A POINT ON THE WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND FOR VACATION; THENCE ALONG SAID WEST LINE OF THE HEREIN DESCRIBED TRACT OF LAND FOR VACATION, NORTH 15 DEGREES 13 MINUTES 47 SECONDS WEST, 45.95 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, 111.65 FEET TO A POINT IN THE AFORESAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD.; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD, SOUTH 89 DEGREES 58 MINUTES 56 SECONDS EAST, 46.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 6871.4 SQ. FT. (0.158 ACRES) MORE OR LESS.

### CITY CERTIFICATION:

CITY OF OLIVETTE, MISSOURI  
 THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THIS PARCEL CONSOLIDATION PLAT WAS APPROVED BY THE CITY OF OLIVETTE, BY ORDINANCE NO. \_\_\_\_\_ 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: \_\_\_\_\_  
CITY CLERK

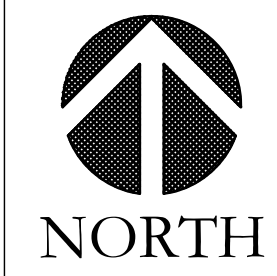
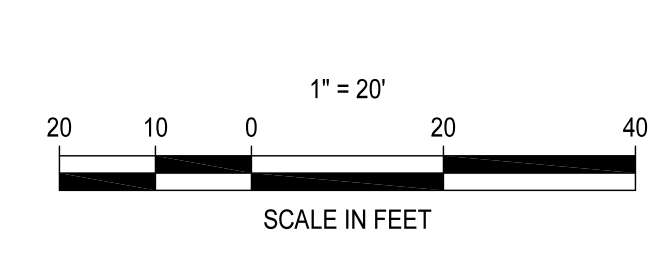
### SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF DECEMBER 2019, AT THE REQUEST OF FRANKLIN LAND ASSOCIATES, L.L.C., PREPARED A VACATION AND CONVEYANCE EXHIBIT OF A TRACT OF LAND BEING PART OF THE FORMER R.O.W. OF OLD DIELMAN ROAD AND PART OF TOWER HILL ADDITION, SRB 1, PAGE 128, BASED ON A BOUNDARY SURVEY MEETING THE MISSOURI MINIMUM STANDARDS FOR A TYPE URBAN SURVEY.

DAVID MAXWELL  
MISSOURI P.L.S. #2008000726  
PREMIER DESIGN GROUP  
MISSOURI C. OF A. #2012007849

### LEGEND

- FOUND AXLE, PIPE, ROD, PIN, SPINDLE
- △<sub>R/W</sub> FOUND ROW MARKER
- △<sub>C</sub> FOUND ROW MARKER
- + FOUND CROSS
- ⊠<sub>CM</sub> FOUND CONCRETE MONUMENT
- ⊙ SET IRON PIPE - 2012007849
- (S) SURVEYED
- (R) RECORD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYORS CERTIFICATION.  
 PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.

PREPARED FOR:  
GBT REALTY - OLIVETTE  
FIRESTONE - OLIVETTE  
9388 OLIVE BLVD.  
OLIVETTE, MO 63132

DATE: 12/17/2019

REVISION DATE	DESCRIPTION OF CHANGES	SHEET TITLE
		VACATION AND CONVEYANCE PLAT

SHEET NUMBER

V1

PROJECT NO. 1906010  
 DRAWN BY D. SHRYOCK  
 CHECKED BY F. VILLAGRAM

FINAL REVISION

I:\projects\2019\1906010\_GBT\_REALTY\_FIRESTONE\_OLIVETTE\_MO\SURVEY\RECORDED\_PLAT\1906010\_VACATION\_CONVEYANCE\_PLAT.dwg  
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