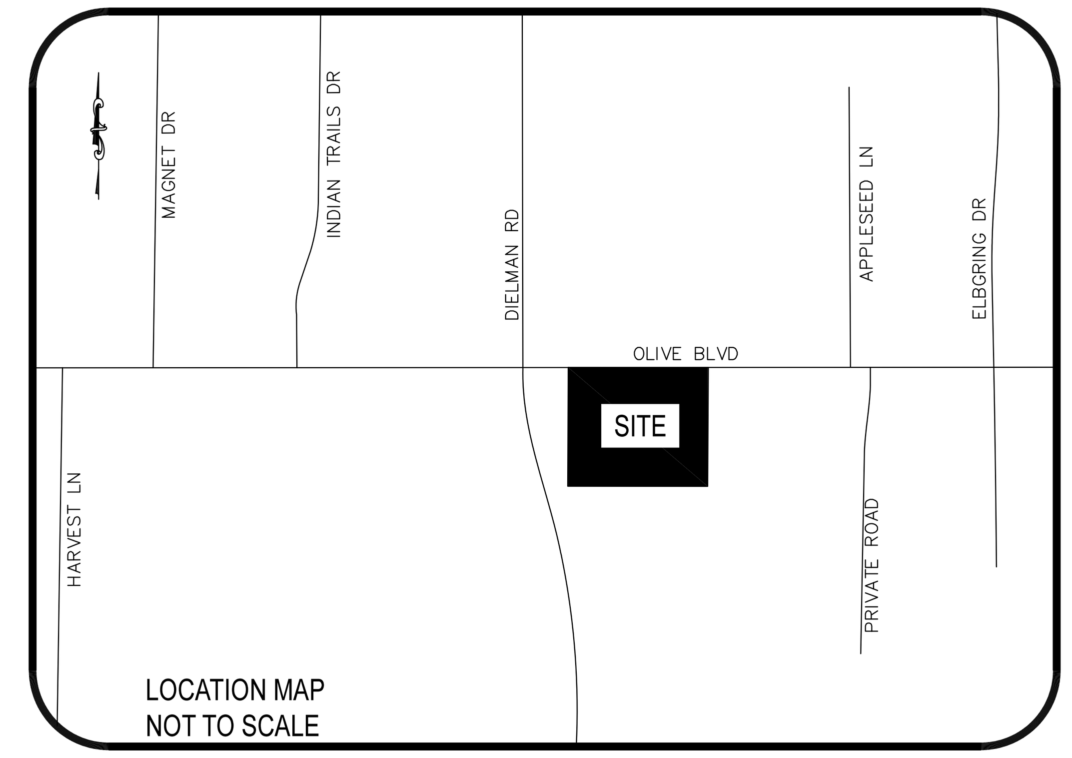
A BOUNDARY ADJUSTMENT PLAT OF

SEC OLIVE AND DIELMAN FIRESTONE

A TRACT OF LAND BEING PART THE FORMER RIGHT OF WAY OF OLD DIELMAN ROAD, PART OF TOWER HILL ADDITION, SRB 1, PAGE 128, AND PART OF LOT 1 OF G.W. BEIRNE'S ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 PAGE 151 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, MISSOURI

LEGEND

- ○ FOUND AXLE, PIPE, PIN, ROD
- ◉ SET IRON PIPE – 2012007849
- (S) SURVEYED
- (R) RECORD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



PARCEL DESCRIPTION: CITY PARCEL

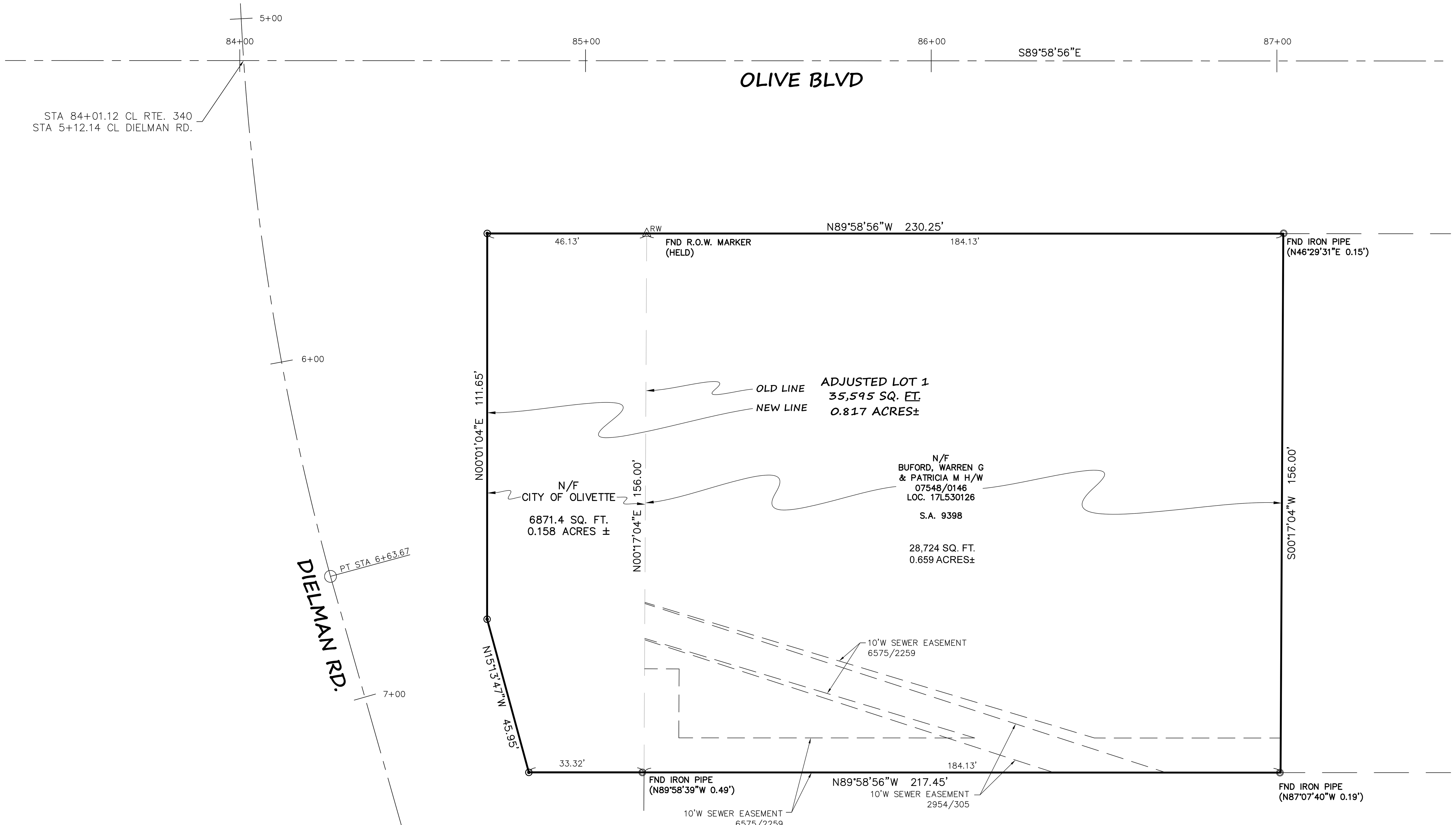
A TRACT OF LAND BEING PART OF THE FORMER R.O.W. OF OLD DIELMAN ROAD AND PART OF TOWER HILL ADDITION, SRB 1, PAGE 128, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 56 SECONDS WEST, 33.32 FEET; THENCE 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.

PARCEL DESCRIPTION: BUFORD PARCEL

A TRACT OF LAND BEING PART OF LOT 1 OF G.W. BEIRNIE'S ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 151 OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS, MISSOURI 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 ALONG SAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD., SOUTH 89 DEGREES 58 MINUTES 56 SECONDS EAST ON A BEARING SYSTEM ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE, 184.13 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD. SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST, 156.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 184.13 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST, 156.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 28,724 SQ, FT. (0.659 ACRES) MORE OR LESS.



PARCEL DESCRIPTION: ADJUSTED LOT 1

A TRACT OF LAND BEING PART OF THE FORMER R.O.W. OF OLD DIELMAN ROAD, PART OF TOWER HILL ADDITION, SRB 1, PAGE 128, AND PART OF LOT 1 OF G.W. BEIRNE'S ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 151 OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS 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 ALONG SAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD., SOUTH 89 DEGREES 58 MINUTES 56 SECONDS EAST ON A BEARING SYSTEM ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE, 184.13 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF OLIVE BLVD. SOUTH 00 DEGREES 17 MINUTES 04 SECONDS WEST, 156.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 56 SECONDS WEST, 217.45 FEET; THENCE 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 35,595 SQ, FT. (0.817 ACRES) MORE OR LESS..

GENERAL NOTES:

1. ADDRESS OF PROPERTY: 9398 OLIVE BOULEVARD, OLIVETTE, MO 63132
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. TOTAL LAND AREA: 38,093 SF, 0.874 ACRES ±
4. 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.
   a. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
   b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   c. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
   d. EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION, HAVE CAUSED SAID TRACT OF LAND TO BE CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "SEC OLIVE AND DIELMAN FIRESTONE".

THE UNDERSIGNED FURTHER DESIGNATES ALL EASEMENTS SHOWN ON THIS PLAT, TO THE EXTENT THAT ANY ARE SHOWN, ARE BEING GRANTED FOR THE SPECIFIC PURPOSES AS STATED BY THIS PLAT, ARE HEREBY GRANTED TO THE RESPECTIVE UTILITY COMPANIES ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF UTILITIES, SEWERS AND DRAINAGE FACILITIES.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _______________, 2019.

FRANKLIN LAND ASSOCIATES, L.L.C.

BY: ____
PRINTED NAME:
TITLE:

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ____________________________, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS ______________________ OF FRANKLIN LAND ASSOCIATES, L.L.C. AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE/SHE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF FRANKLIN LAND ASSOCIATES, L.L.C. ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ______ DAY OF ___________, 2019.

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

MY COMMISSION EXPIRES:

____
NOTARY PUBLIC

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 PLAT OF A TRACT OF LAND BEING PART OF LOT 1 OF G.W. BEIRNE'S ESTATE, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 151, OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS, MISSOURI, BASED ON A BOUNDARY SURVEY OF LOT 1 AND A VACATION PLAT OF THE RIGHT OF WAY OF DIELMAN ROAD AND 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

CITY CERTIFICATION:

CITY OF OLIVEVETTE, 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

1" = 20'
20 10 0 20 40
SCALE IN FEET

NORTH

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 IDNETIFIED 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.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

PREPARED BY:
MISSOURI CERTIFICATE OF AUTHORITY #2012007849

PREPARED FOR:
FRANKLIN LAND ASSOCIATES, L.L.C.
SEC OLIVE BLVD AND DIELMAN RD.
9398 OLIVE BLVD.
OLIVETTE, MO 63132
FRANKLIN LAND ASSOCIATES, L.L.C.

DATE 12/10/2019

DESCRIPTION OF CHANGES
REVISION DATE

SHEET TITLE
CONSOLIDATION PLAT

SHEET NUMBER
V1

PROJECT NO.	1906010
DRAWN BY	D. SHRYOCK
CHECKED BY	D. MAXWELL

PRELIMINARY PLAT

Vault-pc\vault\CIVIL 3D PROJECTS\2019\1906010_GBT REALTY_FIRESTONE_OLIVETTE_MO\SURVEY\4 RECORD PLAT\1906010 CONSOLIDATION PLAT.dwg