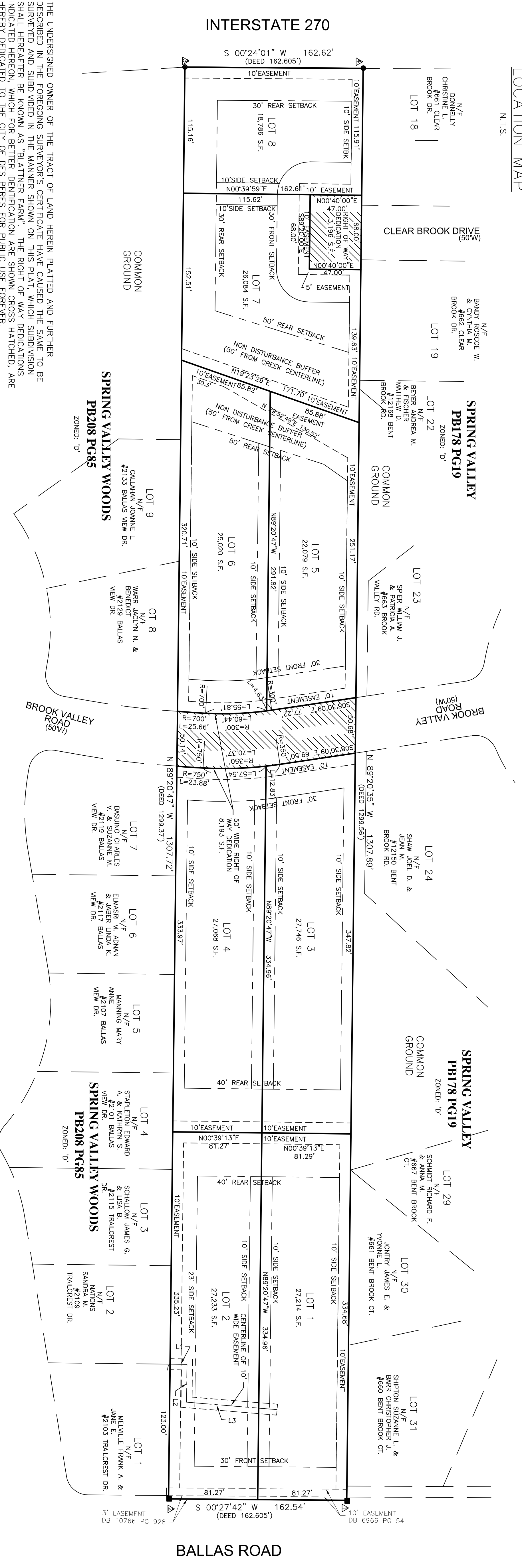
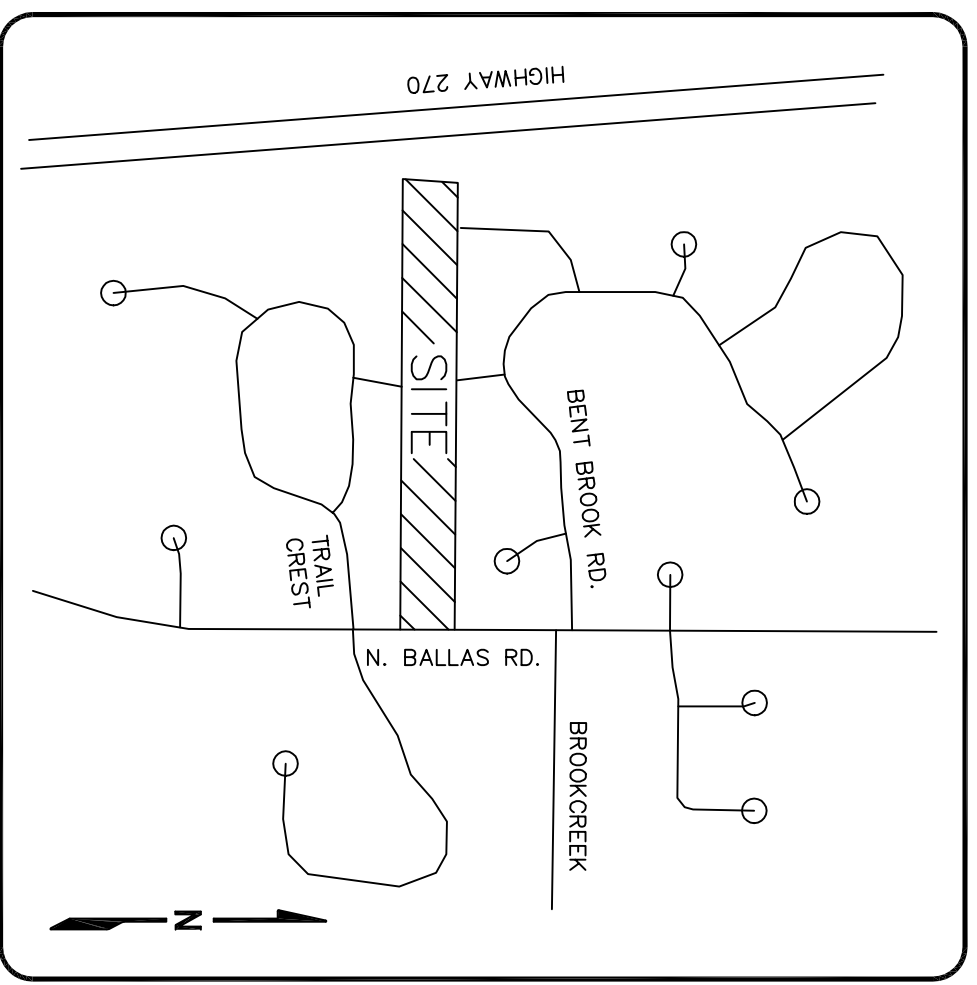


SUBDIVISION PLAT FOR

BLATTNER FARM

A PROPOSED CHANGE IN ZONING FROM 'D' RESIDENTIAL TO 'PD-R' PLANNED DEVELOPMENT - RESIDENTIAL, AND A PROPOSED SUBDIVISION OF A TRACT OF LAND IN SEC. 34, TWP. 45 N., RNG. 5 E., ST. LOUIS COUNTY, CITY OF DES PERES, MISSOURI



THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BLATTNER FARM". THE RIGHT OF WAY DEDICATIONS INDICATED HEREON, WHICH FOR BETTER IDENTIFICATION ARE SHOWN CROSS HATCHED, ARE HEREBY DEDICATED TO THE CITY OF DES PERES FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO AMEREN MISSOURI, A.T.&T., SPIRE GAS COMPANY, MISSOURI AMERICAN WATER COMPANY, CHARTER COMMUNICATIONS, AND METROPOLITAN ST. LOUIS SEWER DISTRICT; THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES AND 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 AND UTILITIES, SEWERS OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

BUILDING SETBACK LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS DAY OF _____ 2019.

ORIGINAL PARCEL DESCRIPTION

(FROM DEED) LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, BEGINNING AT A POINT ON THE WESTERN LINE OF BALLAS ROAD 80 FEET WIDE, 1482 FEET 5 3/4 INCHES SOUTH OF THE INTERSECTION OF THE SAID WESTERN LINE OF BALLAS ROAD AND THE WESTERN LINE OF BALLAS ROAD 162,605 FEET TO AN IRON PIPE, THENCE NORTH 89-1/2 DEGREES WEST 1299.37 FEET TO AN IRON PIPE, THENCE NORTH 0 DEGREES 15 MINUTES EAST 162,605 FEET TO AN IRON PIPE, THENCE SOUTH 89-1/2 DEGREES EAST 1299.56 FEET TO THE PLACE OF BEGINNING.

AREA OF TRACT = (212,819 SQ.FT.) 4.884 ACRES

THIS SITE WAS TIED TO ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM STATION SL-53, 1991 BY GPS OBSERVATIONS USING MISSOURI V.R.S. REFERENCE SYSTEM WITH 3-4 MINUTES OBSERVATIONS. EQUIPMENT USED AND THE GPS OBSERVATIONS WERE ADJUSTED USING TRIMBLE SHIMULE OFFICE SOFTWARE AND TO THE BEST OF MY KNOWLEDGE THE CALCULATED STATE PLANE SITE COORDINATES MEET THE ACCURACY STANDARDS OF THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS AN URBAN PROPERTY RELEVANT TO STATION SL-53.

THE FOLLOWING DATA FOR STATION SL-52 WAS USED

THE STATE PLANE DATUM IS ESTABLISHED FROM THE 1992 ST. LOUIS GEOGRAPHIC REFERENCE SYSTEM - STATION NAME SL-52, PID A488933

DATE OF ORIGINAL OBSERVATION 992

COORDINATES COMPUTED BY GPS OBSERVATION AND ADJUSTED BY NGS JUNE 2012

MISSOURI COORDINATES

NORTH 3068204.802 M

EAST 255675.613 M

GRID FACTOR 0.99990913

GRID BEARING AND THE PLAT BEARING ARE THE SAME

MO. EAST ZONE GRID BEARING.

Site Combined factor 0.99993360

GEOD Site State Plane Coordinates Grid METERS

Point	North	East
1	306214.747	254858.102
2	306165.210	254857.702
3	306169.757	254459.162
4	306219.318	254459.508

GRID BEARING SITE TIE TO SL-52
SL52 : S 89°18'10" E 818.60M

DEED REF: 2310/2535
2306/3053
2306/3053 BALLAS ROAD
DES PERES, MISSOURI 63122

BASE OF BEARING: PLAT BEARING STATE PLANE MO. EAST ZONE GRID BEARING

● FOUND IRON PIPE

○ FOUND OUT MONUMENT

SEM-PERMANENT MONUMENT TO BE SET
1/2" IRON PIN WITH CAP, 18" LONG

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO PENITREX DEVELOPMENT CORP., THAT I HAVE, DURING THE MONTH OF MAY, 2019 EXECUTED A SUBDIVISION PLAT BASED ON A BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH FOR A URBAN PROPERTY AND THE PROPERTY BEING PARCEL NUMBER 230830053, 641 N. BALLAS ROAD, ST. LOUIS COUNTY, MISSOURI AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON.

R. L. MAXWELL & ASSOCIATES
DATE: _____ BY: RICHARD L MAXWELL P.L.S. #2202

PENITREX DEVELOPMENT CORP.)
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
ON THIS DAY OF _____ 2019, BEFORE ME)
PERSONALLY APPEARED)
ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE)
ACKNOWLEDGED AND SIGNED SAID INSTRUMENT ON BEHALF OF SAID)
PENITREX DEVELOPMENT CORP. AS HIS FREE ACT AND DEED.)
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED)
MY OFFICIAL SEAL IN THE COUNTY AFORESAID, THE DAY AND YEAR FIRST)
ABOVE WRITTEN.)

TO)
CITY CLERK OF THE CITY OF DES PERES, MISSOURI,)
HEREBY CERTIFY THAT THIS PLAT OF "BLATTNER FARM, WAS APPROVED BY THE)
CITY COUNCIL OF THE CITY OF DES PERES, MISSOURI, BY ORDINANCE NUMBER)
ON THE DAY OF _____ 2019.)
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIXED THE OFFICIAL SEAL)
OF THE CITY OF DES PERES, MISSOURI, THE DAY OF _____ 2019)
CITY CLERK)
MAYOR)

APPROVED BY PLANNING AND ZONING ON _____)
_____)
_____)

MY COMMISSION EXPIRES: _____)
NOTARY PUBLIC)

<p>BLATTNER FARM</p> <p>SUBDIVISION PLAT</p>	<p>Vance Engineering, Inc.</p> <p>10537 Lackland Road St. Louis, MO 63114 P: 314.427.1800</p>	<p>R.L. Maxwell and Associates Professional Land Surveyors</p> <p>4 Heatherwood Drive Collinsville, IL 62234 P: 618.346.0217</p>	<p>Pentrex Development Corp.</p> <p>11736 Lackland Industrial Drive St. Louis, MO 63146 P: 314.993.8006</p>
<p>REVISED</p> <p>8-20-19 Easements</p> <p>8-14-19 Easements</p> <p>8-16-19 Easements</p>	<p>05/22/19</p> <p>18050</p> <p>1 / 1</p> <p style="font-size: small;">COPYRIGHT 2019</p>		