

**OWNERS' SCRIPT**  
 THE UNDERSIGNED, OWNER OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAN, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "BALMES ESTATES"

JH DEVELOPMENT, L.L.C.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY SCRIPT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT \_\_\_\_\_ IS THE OWNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT \_\_\_\_\_ LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THE SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID AGREEMENT, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**LAND DESCRIPTION (O.B. 20294 PG. 2925)**

A TRACT OF LAND BEING PART OF LOT 8 OF THE BOUNDARY ADJUSTMENT SURVEY AS RECORDED IN PLAT 170 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND SUBSEQUENTLY RECORDED IN PLAT BOOK 170 AND 193 AND PART OF FRACTIONAL SECTION 13, TOWNSHIP 44 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS, BEGINNING AT A FOUND 4" X 4" CONCRETE MONUMENT AT THE CORNER OF SUNSET VIEW ESTATES AS RECORDED IN PLAT BOOK 186, PAGE 77 AND THE SOUTHWEST LINE OF SAID BOUNDARY ADJUSTMENT SURVEY, ALSO BEING IN THE SOUTHEAST LINE OF MENTZ HILL ROAD; THENCE CROSSING SAID ROAD (AS TRAVELED) NORTH 48 DEGREES 30 MINUTES 53 SECONDS WEST 48.76 FEET TO A POINT FROM WHICH A 3/4 INCH POPE BEAMS SOUTH 41 DEGREES 39 MINUTES 30 SECONDS WEST 0.42 FEET; THENCE ALONG SAID MENTZ HILL ROAD NORTH 41 DEGREES 39 MINUTES 30 SECONDS EAST 0.42 FEET TO A POINT; THENCE SOUTHWEST ALONG THE CENTERLINE OF SAID ROAD 32 FEET TO A POINT; THENCE SOUTHWEST ALONG SAID ROAD 39 FEET TO A POINT; THENCE NORTH 41 DEGREES 39 MINUTES 30 SECONDS WEST 10.53 FEET TO A POINT; THENCE SOUTH 42 DEGREES 44 MINUTES 54 SECONDS EAST 2231.18 FEET; THENCE SOUTH 3/4 INCH PIPE; THENCE SOUTH 42 DEGREES 44 MINUTES 54 SECONDS EAST 2231.18 FEET; THENCE SOUTH 41 DEGREES 39 MINUTES 31 SECONDS WEST 280.63 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE SOUTH 75 DEGREES 25 MINUTES 49 SECONDS WEST 265.49 FEET TO THE NORTHEAST LINE OF SAID SUNSET VIEW ESTATES THENCE ALONG SAID NORTHEAST LINE FOR A BEARING BASIS, NORTH 48 DEGREES 30 MINUTES 53 SECONDS WEST 425.10 FEET TO THE POINT OF BEGINNING AND ALSO CONTAINING 11033 ACRES MORE OR LESS.

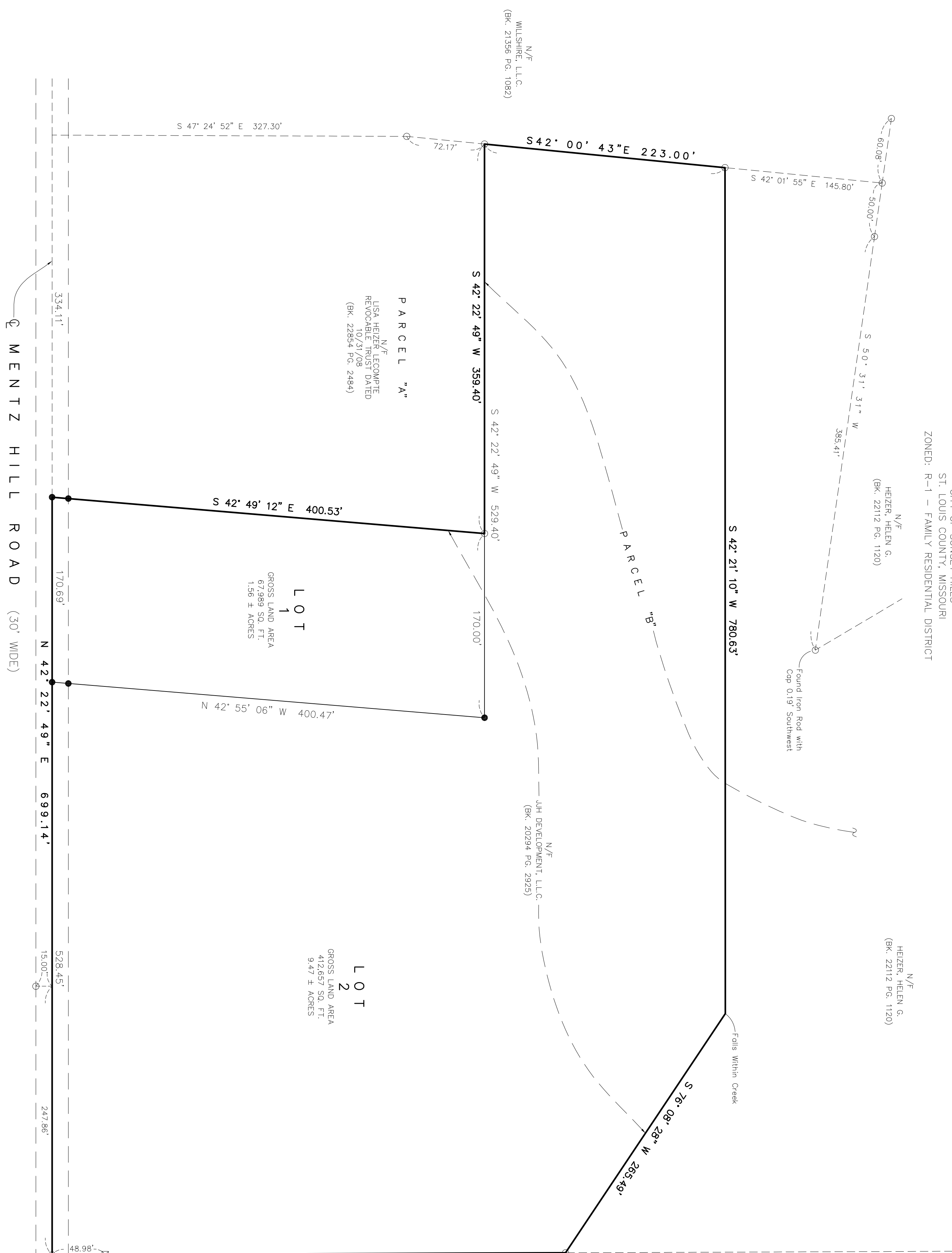
**CITY SCRIPT**

THIS IS TO CERTIFY THAT BY AUTHORITY OF ORDINANCE NO. \_\_\_\_\_ DATED \_\_\_\_\_, 2019, THIS PLAT FOR THESE ESTATES HAS BEEN APPROVED BY THE CITY OF SUNSET HILLS, MISSOURI ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN OF PLANNING & ZONING \_\_\_\_\_ MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

**SUBDIVISION PLAT  
 BALMES ESTATES  
 A MINOR SUBDIVISION OF A TRACT OF LAND BEING PART OF PARCEL B OF THE BOUNDARY ADJUSTMENT SURVEY AS RECORDED IN PLAT BOOK 170, PAGE 87**

ZONED: R-1 - FAMILY RESIDENTIAL DISTRICT



**GENERAL NOTES**

1. BASIS OF BEARINGS: GRID BEARINGS, MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.
2. THE PROPERTY IS DESIGNATED AS ST. LOUIS COUNTY PARCEL #288240077.
3. SOURCE OF RECORD TITLE: DEED BOOK 20294 PAGE 2925.
4. THERE ARE NO UEN HOLDERS.

**OWNER CONTACT INFORMATION:**

NAME: HEATHER BAUMS  
 ADDRESS: 4800 BENTLEY INDUSTRIAL DRIVE  
 ST. LOUIS, MISSOURI 63070

DATE	REVISION	DATES
12/10/2018	01/18/2019	

SCALE: 1" = 60'  
 DRAWN BY: D.L.E.  
 CHECKED BY: M.L.M.  
 DWG. NO.: 1811-030  
 DEPUTY: M.S./J.R.

PROJECT NAME: BALMES ESTATES  
 SHEET 1 OF 1  
 ADDRESS: 12240 MENTZ HILL RD.  
 ST. LOUIS COUNTY, MISSOURI

**MARLER SURVEYING COMPANY, INC.**  
 11402 GARVOS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX  
 402 EAST SPRINGFIELD ROAD, SULLYVA, MO (573) 468-4684 PH. (573) 860-8606 FAX  
 email: marler@marlersurveying.net

MARLER SURVEYING COMPANY, INC.  
 MISSOURI CORP. NO. L.S. 347-D

**SURVEYORS' STATEMENT**  
 THIS IS TO CERTIFY AT THE REQUEST OF JH DEVELOPMENT, L.L.C. AND HEATHER BAUMS, WE HAVE DURING THE COURSE OF OUR PROFESSIONAL SURVEYING SERVICES, CONDUCTED A BOUNDARY ADJUSTMENT SURVEY BEING PART OF LOT 3 OF BOLI TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 170 PAGE 87 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND SUBSEQUENTLY CREATED A SUBDIVISION PLAT IN THE MANNER SHOWN BY THIS AND SHALL HEREAFTER BE KNOWN AS "BALMES ESTATES". WE HAVE CONDUCTED THIS SURVEY IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND ENGINEERS (20 CSR 2030-16.110), AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY) CSR 2030-16.110). EFFECTIVE 12/20/2014 AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY) CSR 2030-16.110).  
 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

By: MARTY L. MARLER  
 MISSOURI P.L.S. 2801

N/E  
 MANEVAZI, DAVID F., JR.  
 & USA R.  
 (BK. 09172 PG. 1177)

SUNSET VIEW ESTATES  
 P.B. 186 PG. 77

LOT 1

LOT 2

LOT 1  
 GROSS LAND AREA  
 67,989 SQ. FT.  
 1.56 ± ACRES

PARCEL "A"  
 N/E ESTATE  
 HEGER, HELEN C.  
 10/21/08  
 (BK. 22854 PG. 2484)

N/E  
 JH DEVELOPMENT, L.L.C.  
 (BK. 20294 PG. 2925)

N/E  
 WILSHIRE, L.L.C.  
 (BK. 21356 PG. 1082)

N/E  
 HEGER, HELEN C.  
 (BK. 22112 PG. 1120)

N/E  
 HEGER, HELEN C.  
 (BK. 22112 PG. 1120)