

# A SUBDIVISION PLAT OF SUNSET TERRACE LOTS 60 & 61B

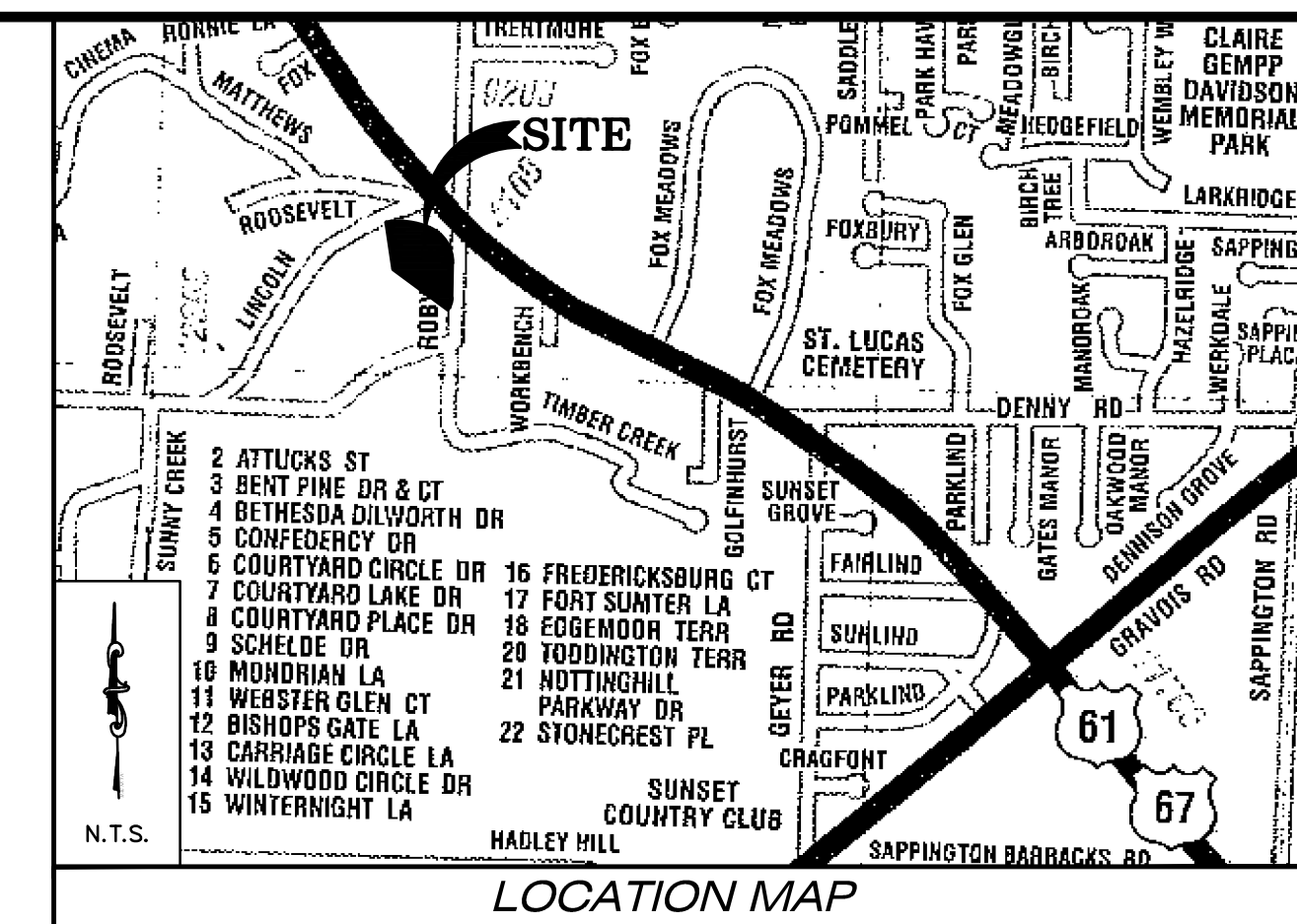
SEVERAL TRACTS OF LAND BEING LOT 60 OF  
OF SUNSET TRACE, P.B. 16, PG. 46 & 61B  
OF THE B.A.P. OF LOT 61 OF SUNSET TERRACE, P.B. 366, PG. 483,  
TOWNSHIP 44 NORTH, RANGES 5&6 EAST,  
ST. LOUIS COUNTY, MISSOURI

This is to certify that by authority of Ordinance No. \_\_\_\_\_  
dated \_\_\_\_\_, 2020 this Record Plat of "Sunset Terrace Lots 60 & 60B"  
has been approved by the City of Sunset Hills, Missouri, on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2020.

Chairman, Planning & Zoning Commission \_\_\_\_\_

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_



### DEVELOPMENT NOTES:

- Site Address: 4055 S. Lindbergh Blvd, Sunset Hills, MO 63127, Loc. #26M220033
  - Owner Information: 4055 Lindbergh LLC, 11116 South Town Square, St. Louis, MO 63123, Deed Book 23648, Page 2884
  - Area of Tract: 178,416 Square Feet, or 3.97 Acres, more or less.
  - Present Zoning: "R-2" Single Family Residential District (Sunset Hills)
- "R-2" Single Family Residential District Dimensional Requirements
- |                        |   |
|------------------------|---|
| Front Yard Setback:    | 40 Feet Per Zoning & Subd. Restrictions*            |
| Side Yard Setback:     | 10 Feet Per Zoning, 25 Feet Per Subd. Restrictions* |
| Rear Yard Setback:     | 30 Feet Per Zoning, 25 Feet Per Subd. Restrictions* |
| Minimum Lot Area:      | 20,000 Square Feet                                  |
| Minimum Lot Width:     | 80 Feet   |
| Maximum Bldg Coverage: | 20%   |
- \*The Subdivision Restrictions listed above are per Deed Book 587, Page 175, renewed and amended by Deed Books 1457, Page 23 & Deed Book 2877, Page 454. (The City of Sunset Hills Zoning Setbacks have been shown hereon.)

- Utility Provider Districts:
 

Water:	Missouri American Water	Site Served	Yes
Sewer:	MSD	No	No
Telephone:	AT&T	Yes	Yes
Gas:	Sure Energy	Yes	Yes
Electric:	Ameren UE	Yes	Yes
Fire District:	Mehlville		
School District:	Lindbergh		

- According to the FIRM Flood Insurance Rate Map 29189C0314 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
- There are a total of 4 Lots created by this Minor Subdivision Plat.

- Basis of Bearings: Grid North, Missouri State Plane Coordinate System (2047) NAD 83', East Zone.
- THD Design Group has used exclusively the Title Commitment Policy supplied by Continental Title Company, agents for Westcoast Land Title Insurance Company, File No. 20378600, having an effective date of April 29, 2020 and the Title Commitment Policy supplied by Integrity Title Solutions, agents for Westcoast Land Title Insurance Company, Commitment No. STL-52046-20, having an effective date of April 21, 2020. The results of the Schedule B, Section II for each are listed below.

- File No. 20378600 (4055 S. Lindbergh Blvd)
- Items 1-11: Are not of a survey nature.
  - Item 12: Building Setback Lines, Easements, Covenants, Conditions and Restrictions according to the plat recorded in Plat Book 16 Page 46 and Plat Book 366 page 483 (building lines and easements per plat book 16, page 46 are shown hereon, plat book 366, page 483 does not effect the subject parcel)
  - Item 13: Covenants and restrictions contained in the instrument recorded in Book 562 at Page 172, Book 1457 page 23 and Book 2877 page 172 (as shown hereon)
  - Item 14: Easement granted to Union Electric Company, as more fully set forth in the instrument recorded in Book 736 at Page 380, Book 825 page 147, Book 825 page 418, Book 817 page 83 and Book 3427 page 341. (does not effect the subject parcel)
  - Item 15: Easement granted to Metropolitan St. Louis Sewer District, as more fully set forth in the instrument recorded in Book 4444 at Page 272. (as shown hereon)
- Commitment No. STL-52046-20
- Items 1-12: Are not of a survey nature.
  - Item 13: Subject to the restrictions, easements, dedications, building lines and set backs set out in Plat Book 366 at page 483 in the St. Louis County Records (the record plat depicts no restrictions, easements, dedications or building lines)
  - Item 14: Covenants, conditions, restrictions and easements in the instrument recorded in Book 562 Page 172, Book 1457 Page 23 and Book 2877 Page 454 (Building lines and easements are shown & listed hereon)
  - Item 15: Subject to an easement for utilities in favor of Union Electric Company as set forth in instrument recorded in Book 3427, at Page 341. (does not effect the subject parcel)
  - Item 16: Is not of a survey nature.

### SURVEYOR CERTIFICATE:

To the best of my knowledge and belief this plat within shown hereon, represents a survey made under my supervision and in accordance with the current Missouri Standards for Property Boundary Surveys in effect at the time this survey was performed. The class of property is Urban property as defined in 20csc2030-16.040. All easements shown hereon are plotted from public records, plats or maps. Other easements may exist that encumber this site.

We, the THD Design Group, have during the month of May 2020 at the request of John Gauthier conducted a title boundary survey from public records, deeds and legal descriptions for the benefit and use of the same on a tract of land being Lot 60, of Sunset Trace, Plat Book 16, Page 46, & Lot 61B of the Boundary Adjustment Plat of Lot 61 of Sunset Terrace, Plat Book 366, Page 483, Township 44 North, Ranges 5 & 6 East in St. Louis County, Missouri and the results are represented hereon.

Kenneth F. Pitts, PLS# 20071797T  
THD Design Group, firm# LS2011004412

### OWNERS CERTIFICATE - 4055 LINDBERGH, LLC

THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH THIS LOT SPLIT SHALL HERINAFTER BE KNOWN AS A SUBDIVISION PLAT OF SUNSET TERRACE LOTS 60 & 61B.

4055 LINDBERGH, LLC  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

### OWNERS NOTARY - 4055 LINDBERGH, LLC

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY TERM EXPIRES: \_\_\_\_\_

### LENDER CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK \_\_\_\_\_ OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE, JOINS IN AND APPROVES IN EVERY DETAIL THIS "A SUBDIVISION PLAT OF SUNSET TERRACE LOTS 60 & 61B".

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS DAY OF \_\_\_\_\_, 2020.

### LENDERS NOTARY

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME APPEARED \_\_\_\_\_ OF \_\_\_\_\_ WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS \_\_\_\_\_

A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT THE SAID \_\_\_\_\_ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

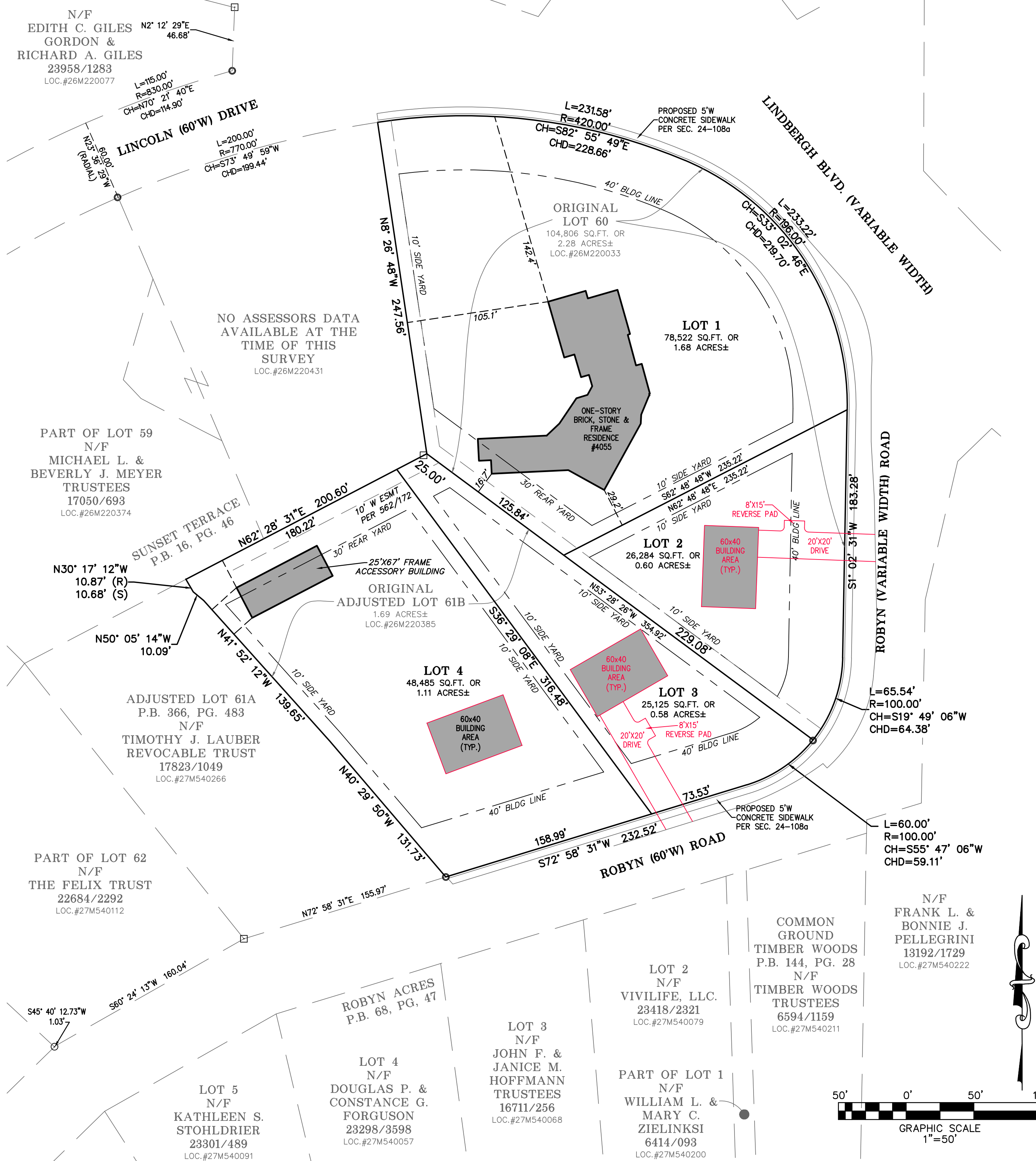
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.  
NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
MY TERM EXPIRES: \_\_\_\_\_

### LAND DESCRIPTION: (Per This Plat)

TWO TRACTS OF LAND BEING ADJUSTED LOT 61B OF BOUNDARY ADJUSTMENT PLAT OF LOT 61 OF SUNSET TERRACE, PLAT BOOK 366 PAGE 483 OF THE ST. LOUIS COUNTY RECORDS, AND LOT 60 OF SUNSET TERRACE, PLAT BOOK 16, PAGES 46 AND 47, TOWNSHIP 44 NORTH, RANGES 5 & 6 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD STONE FOUND AT THE SOUTHWEST CORNER OF LOT 61A OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 61 OF SUNSET TERRACE AS RECORDED IN PLAT BOOK 366, PAGE 483 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS OF DEEDS OFFICE; THENCE ALONG THE NORTHERN LINE OF ROBYN ROAD (60 FEET WIDE) NORTH 72 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 155.97 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 61A; THENCE LEAVING SAID ROBYN ROAD NORTH LINE AND FOLLOWING THE COMMON LINE BETWEEN LOT 61A & 61B OF SAID BOUNDARY ADJUSTMENT PLAT THE FOLLOWING COURSES AND DISTANCES: 40 DEGREES 29 MINUTES 50 SECONDS WEST, 131.73 FEET TO A SET IRON ROD; THENCE NORTH 41 DEGREES 52 MINUTES 12 SECONDS WEST, 139.65 FEET TO A SET IRON ROD; THENCE NORTH 50 DEGREES 05 MINUTES 14 SECONDS WEST, 10.09 FEET TO A SET IRON ROD; THENCE NORTH 30 DEGREES 17 MINUTES 12 SECONDS WEST A SURVEYED DISTANCE OF 10.68 FEET SAID LINE HAVING A RECORD DISTANCE OF 10.87 FEET TO A SET IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 61A; THENCE ALONG THE NORTH LINE OF LOT 61B OF SAID BOUNDARY ADJUSTMENT PLAT NORTH 82 DEGREES 28 MINUTES 31 SECONDS EAST, A DISTANCE OF 200.60 FEET TO A POINT FROM WHICH A FOUND OLD STONE BEARS SOUTH 67 DEGREES 08 MINUTES 24 SECONDS WEST, 2.61 FEET; THENCE ALONG THE WEST LINE OF LOT 60 OF SUNSET TERRACE A SUBDIVISION RECORDED IN PLAT BOOK 16, PAGES 46 & 47 OF SAID COUNTY RECORDS NORTH 08 DEGREES 26 MINUTES 48 SECONDS WEST, A DISTANCE OF 247.50 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 60, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY OF LINCOLN DRIVE (60 FEET WIDE); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 231.58, WITH A CHORD BEARING OF SOUTH 82 DEGREES 55 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 228.66 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SAID LINCOLN DRIVE AND THE WESTERN RIGHT-OF-WAY OF SOUTH LINDBERGH BLVD (VARIABLE WIDTH); THENCE ALONG SAID WESTERN RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 196.00 FEET, AN ARC LENGTH OF 233.22 FEET, WITH A CHORD BEARING OF SOUTH 33 DEGREES 02 MINUTES 46 SECONDS EAST, A CHORD DISTANCE OF 213.70 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF SAID SOUTH LINDBERGH BLVD AND THE WESTERN RIGHT-OF-WAY OF THE AFOREMENTIONED ROBYN ROAD; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID ROBYN ROAD SOUTH 01 DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 183.28 FEET TO A SET IRON ROD; THENCE SOUTH 72 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 100.00 FEET, AN ARC LENGTH OF 65.54 FEET, WITH A CHORD BEARING OF SOUTH 19 DEGREES 49 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 64.38 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 61B FROM WHICH A FOUND IRON PIPE BEARS SOUTH 04 DEGREES 47 MINUTES 13 SECONDS WEST, 0.51 FEET; THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 60.00 FEET, WITH A CHORD BEARING OF SOUTH 55 DEGREES 47 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 59.11 FEET TO A SET IRON ROD ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID ROBYN ROAD; THENCE SOUTH 72 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 232.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.97 ACRES, MORE OR LESS AS PER THE SURVEY PERFORMED BY THD DESIGN GROUP DURING THE MONTH OF JUNE, 2020.

SUBJECT TO ANY DEFECTS, ENCUMBRANCES, EASEMENTS OR CLAIMS OF EASEMENTS FOUND OR NOT FOUND IN THE PUBLIC RECORDS.



THD DESIGN GROUP, INC.  
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Corporate Certificate of Authority #2011004415

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SEVERAL TRACTS OF LAND BEING LOT 60 OF  
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TOWNSHIP 44 NORTH, RANGES 5&6 EAST,  
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PROJECT NUMBER: 20-5038  
DATE: 07/01/2020  
DRAWN BY: MLP