

A RECORD PLAT FOR
MANORS AT LYNSTONE PARK
 SEVERAL TRACTS OF LAND BEING LOTS 1-6, 23-24, & 39-44 IN BLOCK 33
 OF MEACHAM PARK AND LOTS 1-7 & 38-44 IN BLOCK 44 OF MEACHAM
 PARK, P.B. 3 P.G. 33,
 ST. LOUIS COUNTY, MISSOURI

OWNERS CERTIFICATE

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 SUBDIVISION SHALL HEREINAFTER BE KNOWN AS THE "MANORS AT LYNSTONE PARK."

"SPEARS STREET ROUNDING" (WIDTH VARIES) LOCATED AT THE SOUTHEAST INTERSECTION OF SPEARS STREET AND ORLEANS STREET AS SHOWN HACHURED [XXXX] HEREON IS HEREBY ESTABLISHED FOR PUBLIC USE FOREVER AND HEREBY DEDICATED TO THE OF SUNSET HILLS, MISSOURI FOR USE AS RIGHT-OF-WAY.

ALL COMMON GROUND, AND ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED AND GRANTED AS EASEMENTS TO THE MANORS AT LYNSTONE PARK HOMEOWNER'S ASSOCIATION, TO THE CITY OF SUNSET HILLS, MISSOURI, SPIRE ENERGY, AT&T MISSOURI, MISSOURI-AMERICAN WATER COMPANY, AMEREN MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING AND REPAIRING OF PUBLIC UTILITIES, SEWER OR SEWERS, STORMWATER 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 OF SAID UTILITIES, SEWER OR SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES.

RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR THE STORMWATER MANAGEMENT FEATURES, ALSO KNOWN AS BMPs (BEST MANAGEMENT PRACTICES). THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL RUN WITH THE LAND FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" DATED _____ OF _____ AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS BOOK _____ PAGE _____ OR AS AMENDED THEREAFTER.

THIS SUBDIVISION SHALL BE SUBJECT TO AND BENEFIT BY THE EASEMENTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE "MANORS AT LYNSTONE PARK", CONTAINED IN AN INSTRUMENT FILED IN DEED BOOK _____ PAGE _____ IN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

THE COMMON GROUND SHOWN ON THIS PLAT SHALL BE SUBJECT TO SUCH EASEMENTS, COVENANTS, AND RESTRICTIONS AND SHALL BE CONVEYED FOREVER TO THE TRUSTEE ASSOCIATION OF THE AFORESAID SUBDIVISION BY GENERAL WARRANTY DEED RECORDED THIS _____ DAY OF _____ 2023 IN DEED BOOK _____ PAGE _____ IN THE OFFICE OF THE ST. LOUIS COUNTY, MISSOURI RECORDER OF DEEDS.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2024.

ALL BUILDING LINES SHOWN HEREON ARE HEREBY ESTABLISHED WITH THE RECORDING OF THIS PLAT.

MANORS AT LYNSTONE PARK, LLC A MISSOURI LIMITED LIABILITY COMPANY
 BY: _____

SUNSET ORLEANS DEVELOPMENT, LLC A MISSOURI LIMITED LIABILITY COMPANY
 BY: _____

PRINT NAME: _____

PRINT NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

OWNER'S NOTARY

MANORS AT LYNSTONE PARK, LLC, A MISSOURI LIMITED LIABILITY COMPANY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF MANORS AT LYNSTONE PARK, LLC, 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 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

OWNER'S NOTARY

SUNSET ORLEANS DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF SUNSET ORLEANS DEVELOPMENT, LLC, 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 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

SYMBOL LEGEND

- * FOUND CROSS ● SET IRON ROD
- FOUND IRON PIPE ⊕ BENCHMARK

LENDER CERTIFICATE

SEBER PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS RECORD PLAT OF THE "MANORS AT LYNSTONE PARK"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2024.

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

LENDERS NOTARY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF SEBER PROPERTIES, LLC, 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 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

LENDER CERTIFICATE

SUNSET ORLEANS DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS RECORD PLAT OF THE "MANORS AT LYNSTONE PARK"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2024.

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

LENDERS NOTARY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, APPEARED _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF SUNSET ORLEANS DEVELOPMENT, LLC, 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 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

LAND DESCRIPTION: (TITLE COMMITMENT FR220413)

TRACT 1: LOTS 25 AND 26 IN BLOCK 32 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, EXCEPTING THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED AS DAILY #222 ON AUGUST 3, 1966.

TRACT 2: LOTS 23 AND 24 IN BLOCK 33 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

TRACT 3: LOTS 1, 2, 43 AND 44 IN BLOCK 43 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, EXCEPTING THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED AS DAILY #188 ON AUGUST 13, 1965.

TRACT 4: LOTS 41 AND 42 IN BLOCK 43 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

TRACT 5: LOTS 39 AND 40 IN BLOCK 43 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI.

TRACT 6: LOTS 3 AND 4 IN BLOCK 43 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, EXCEPTING THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED AS DAILY #236 ON APRIL 12, 1965.

TRACT 7: LOTS 5 AND 6 IN BLOCK 43 OF MEACHAM PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, EXCEPTING THAT PART CONVEYED TO THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO INSTRUMENT RECORDED AS DAILY #234 ON APRIL 12, 1965.

LAND DESCRIPTION: (TITLE COMMITMENT FR180517)

PARCEL 1: LOTS 41, 42, 43 AND 44 IN BLOCK 44 OF MEACHAM PARK, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 2: LOTS 38, 39 AND 40 IN BLOCK 44 OF MEACHAM PARK, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 3: LOTS 1, 2, 3 AND 4 IN BLOCK 44 OF MEACHAM PARK, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 4: LOTS 5, 6 AND 7 IN BLOCK 44 OF MEACHAM PARK, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 33 OF THE ST. LOUIS COUNTY RECORDS.

CITY CERTIFICATE

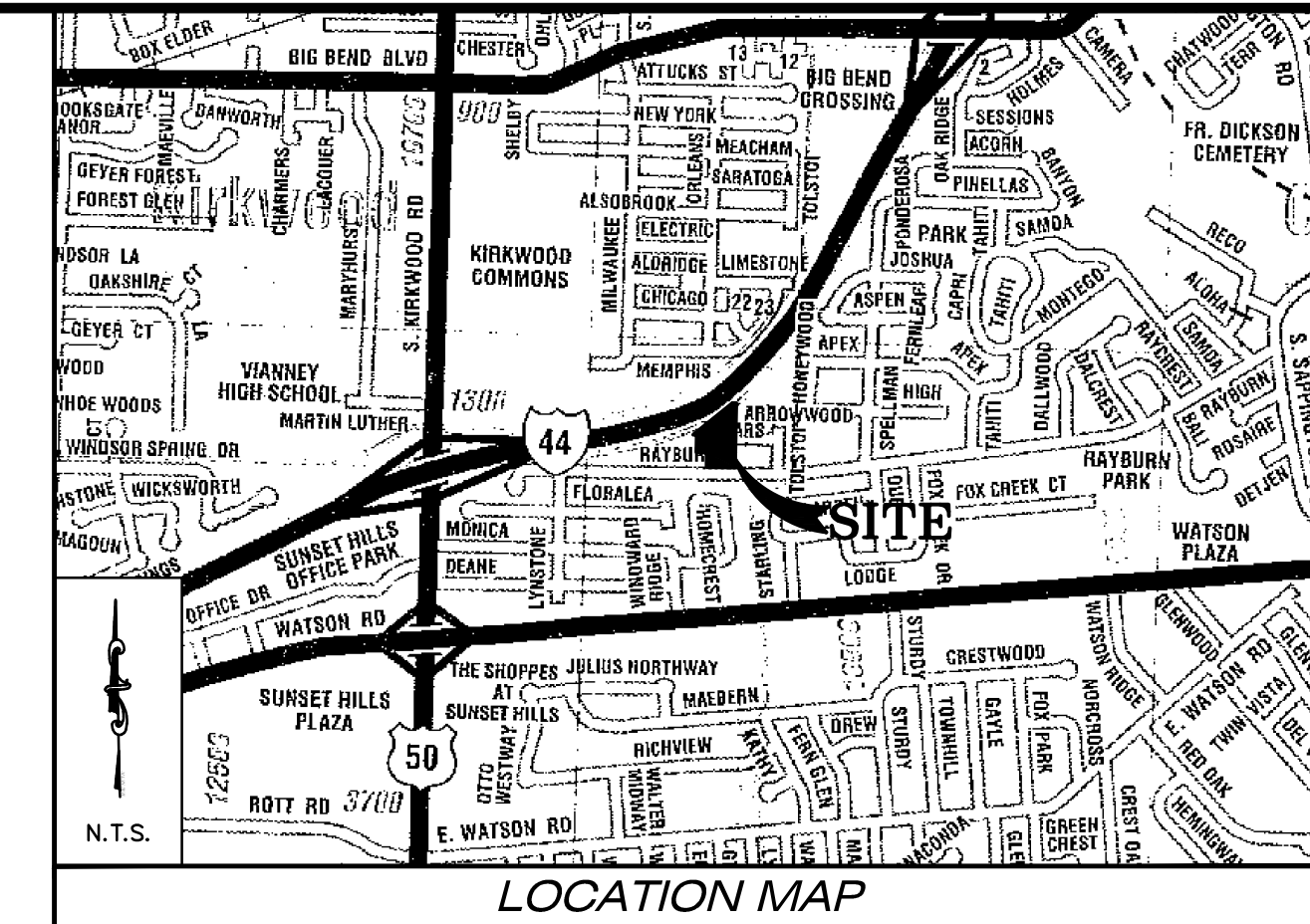
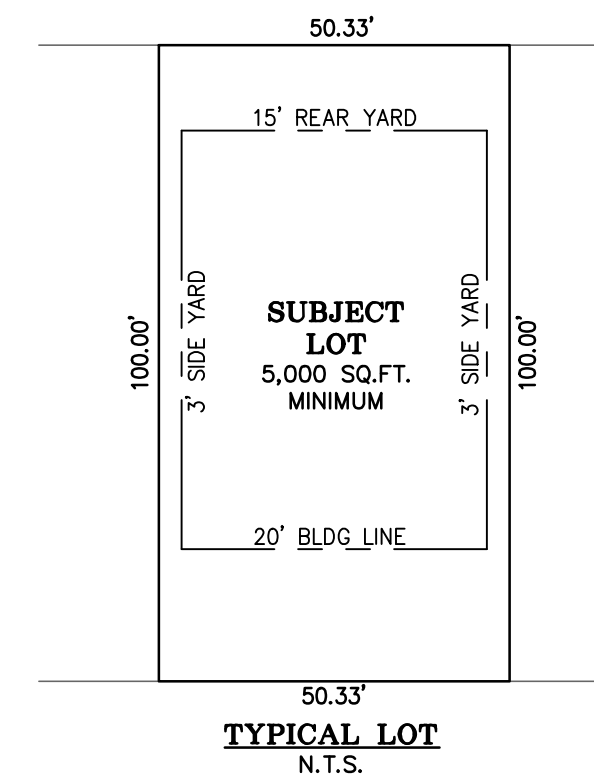
THIS IS TO CERTIFY THAT BY AUTHORITY OF ORDINANCE NO. _____,

DATED _____, 2020 THIS RECORD PLAT OF THE "MANORS AT LYNSTONE PARK" HAS BEEN APPROVED BY THE CITY OF SUNSET HILLS, MISSOURI, ON THIS _____ DAY OF _____, 2024.

CHAIRMAN, PLANNING & ZONING COMMISSION

MAYOR

CITY CLERK



DEVELOPMENT NOTES:

- SITE ADDRESSES:
 403,405 RAYBURN AVE.
 SAINT LOUIS, MO 63127
 LOC.#25M510047(403), 25M520068(405)
 339,340,401,402,407,408,409,411,415&421 SPEARS ST.
 SAINT LOUIS, MO 63127
 LOC.#25M510322(339), 25M510322(340), 25M510355(401)
 25M513073(402), 25M520475(407), 25M520255(408)
 25M520411(409), 25M520512(411), 25M522224(415)
 25M522235(421)
 413&424 HAND ST.
 SAINT LOUIS, MO 63127
 LOC.#25M520541(413), 25M522213(424)
- OWNER INFORMATION:
 MANORS AT LYNSTONE PARK, LLC.
 10025 OFFICE CENTER AVE., SUITE 114
 ST. LOUIS, MO 63128
- AREA OF TRACT: 68,850 SQ FT. OR 1.58 ACRES±
- PRESENT ZONING: "R-6" RESIDENTIAL DISTRICT (CITY OF SUNSET HILLS)
 "R-6" RESIDENTIAL DIMENSIONAL REQUIREMENTS
 FRONT YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 3 FEET
 REAR YARD SETBACK: 15 FEET
 MINIMUM SITE AREA: 5,000 SQ.FT.
 MINIMUM LOT WIDTH: 40 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM LOT COVERAGE: 60%

5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0317 K DATED FEBRUARY 04, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.

6. THD DESIGN GROUP HAS USED EXCLUSIVELY THE TITLE COMMITMENT POLICY SUPPLIED BY LEADERS TITLE COMPANY, LLC, COMMITMENT NO. FR220413, HAVING AN EFFECTIVE DATE OF JULY 11, 2022. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.

COMMITMENT NO. FR220413
 ITEMS 1-11 : NOT OF SURVEY NATURE.

7. THD DESIGN GROUP HAS USED EXCLUSIVELY THE TITLE COMMITMENT POLICY SUPPLIED BY TRUE TITLE COMPANY, LLC, COMMITMENT NO. FR180517, HAVING AN EFFECTIVE DATE OF JULY 25, 2018. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.

COMMITMENT NO. FR180517
 ITEMS 1-9 : NOT OF SURVEY NATURE.

8. BASIS OF BEARINGS: GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM (2401), NAD'83, EAST ZONE.

9. ALL SURVEY MONUMENTS SHOWN AS TO BE SET HEREON SHALL BE ESTABLISHED WITHIN ONE CALENDAR YEAR OF THE RECORDING OF THIS PLAT.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF SEBER PROPERTIES LLC, A MISSOURI LIMITED LIABILITY COMPANY AND SUNSET ORLEANS DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY. WE HAVE DURING THE MONTH OF JULY, 2023, EXECUTED A BOUNDARY SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF OCTOBER, 2023, PREPARED A RECORD PLAT ON SEVERAL TRACTS OF LAND BEING LOTS 1-6, 23-24, & 39-44 IN BLOCK 33 OF MEACHAM PARK AND LOTS 1-7 & 38-44 IN BLOCK 44 OF MEACHAM PARK, P.B. 3 P.G. 33, ST. LOUIS COUNTY MISSOURI, THE RESULTS OF WHICH ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (2020R 90-60.010 TO 60.070) AS ADOPTED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS". THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

BRIAN J. FISCHER DATE

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005
 TEL. 636-294-2972
 FAX. 636-294-3070
 WEB. THDDESIGN.COM
 Corporate Certificate of Authority #2011004412

A RECORD PLAT FOR
MANORS AT LYNSTONE PARK
 SEVERAL TRACTS OF LAND BEING LOTS 1-6, 23-24,
 & 39-44 IN BLOCK 33 OF MEACHAM PARK AND
 LOTS 1-7 & 38-44 IN BLOCK 44 OF MEACHAM
 PARK, P.B. 3 P.G. 33,
 ST. LOUIS COUNTY, MISSOURI

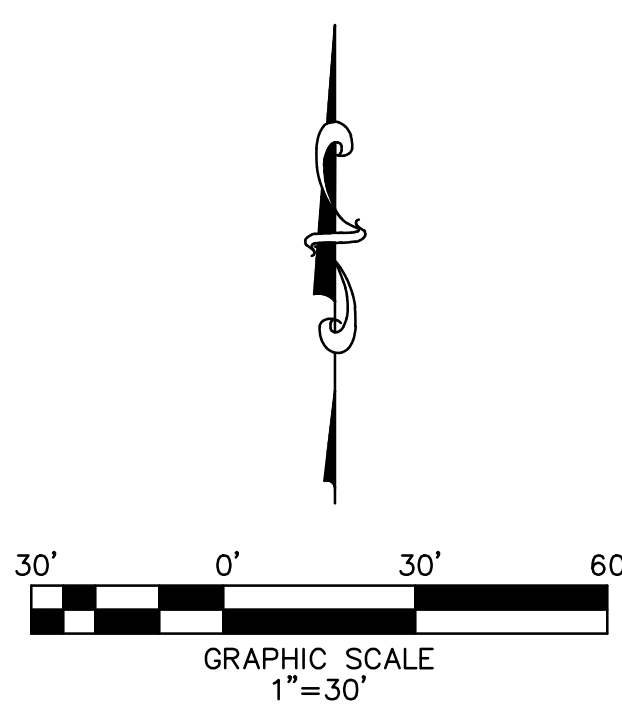


Date: Mar 12, 2024
 Brian J. Fischer
 License No. LS-002584
 Professional Land Surveyor

PROJECT NUMBER: 23-5055

DATE: 03/12/2024

DRAWN BY: GAH

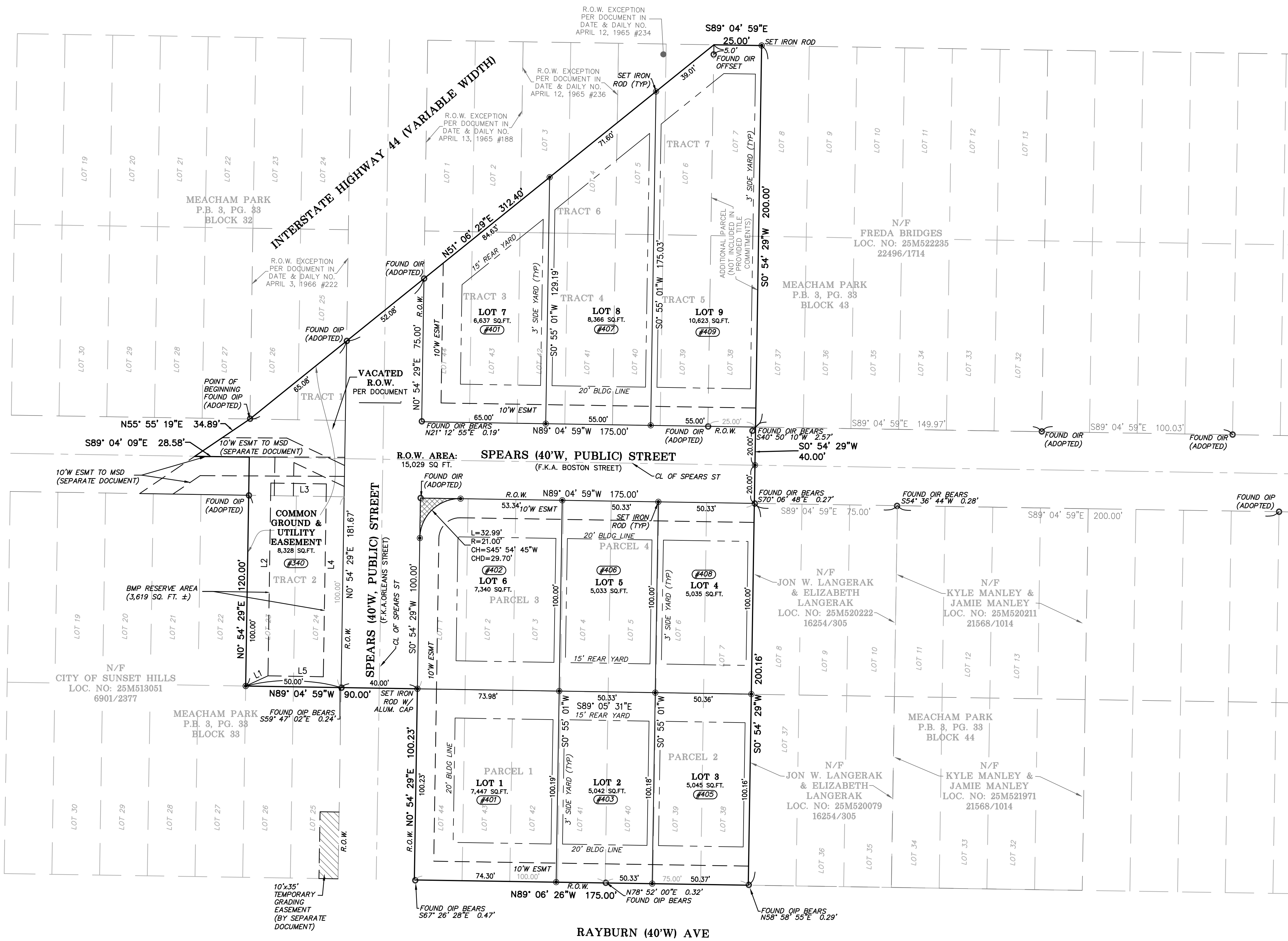


LAND DESCRIPTION: (PER SURVEY)

SEVERAL TRACTS OF LAND BEING LOTS 1-6, 23-24, & 39-44 IN BLOCK 33 OF MEACHAM PARK AND LOTS 1-7 & 38-44 IN BLOCK 44 OF MEACHAM PARK, P.B. 3 P.G. 33, SOUTHEAST 1/2 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 5 EAST, SAINT LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTHEAST LINE OF MISSOURI INTERSTATE HIGHWAY 44 (VARYING WIDTH) AS PER THE INSTRUMENT RECORDED AS DAILY NUMBER 222 ON AUGUST 3, 1966, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 26 OF BLOCK 32 OF MEACHAM PARK, A SUBDIVISION RECORDED IN PLAT BOOK 3 AT PAGE 33 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTHEAST LINE OF SAID INTERSTATE HIGHWAY 44 NORTH 51 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF 312.40 FEET TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 43 OF SAID MEACHAM PARK PLAT, FROM WHICH A FOUND IRON ROD BEARS SOUTH 00 DEGREES 54 MINUTES 29 SECONDS WEST 5.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A SET IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 7 OF MEACHAM PARK; THENCE ALONG THE EASTERN LINE OF SAID LOT 7 AND ITS PROLONGATION SOUTH 00 DEGREES 54 MINUTES 29 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE NORTH LINE OF SPEARS STREET (40 FEET WIDE), FORMERLY KNOWN AS BOSTON STREET, FROM WHICH A FOUND IRON ROD BEARS SOUTH 40 DEGREES 10 SECONDS WEST 2.57 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID SPEARS STREET, FROM WHICH A FOUND IRON PIPE BEARS NORTH 58 DEGREES 06 MINUTES 48 SECONDS EAST 0.29 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7 OF BLOCK 44 OF SAID MEACHAM PARK PLAT; THENCE LEAVING THE SOUTH LINE OF SPEARS STREET AND ALONG THE EASTERN LINE OF SAID LOT 7 IN BLOCK 44 AND ITS PROLONGATION SOUTH 00 DEGREES 54 MINUTES 29 SECONDS WEST, A DISTANCE OF 200.16 FEET TO THE NORTH LINE OF RAYBURN AVENUE (40 FEET WIDE), FROM WHICH A FOUND IRON PIPE BEARS NORTH 58 DEGREES 06 MINUTES 48 SECONDS EAST 0.29 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 38 OF BLOCK 44 OF SAID MEACHAM PARK PLAT; THENCE ALONG THE NORTH LINE OF RAYBURN AVENUE NORTH 89 DEGREES 06 MINUTES 26 SECONDS WEST, A DISTANCE OF 175.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF RAYBURN AVENUE AND THE EAST LINE OF ORLEANS STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 44 OF SAID BLOCK 44, FROM WHICH AN FOUND IRON PIPE BEARS SOUTH 02 DEGREES 28 MINUTES 28 SECONDS EAST 0.47 FEET; THENCE ALONG THE EAST LINE OF SAID ORLEANS STREET NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 100.23 FEET TO A SET IRON ROD AT THE SOUTHWEST CORNER OF LOT 23 OF BLOCK 33 OF SAID MEACHAM PARK PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 23 AND ITS PROLONGATION NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST, A DISTANCE OF 120.00 FEET TO FOUND IRON ROD; THENCE NORTH 89 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 28.58 FEET TO A POINT; THENCE NORTH 55 DEGREES 19 SECONDS, A DISTANCE OF 34.89 FEET TO THE POINT OF BEGINNING, CONTAINING 83,639 SQUARE FEET OR 1.92 ACRES, MORE OR LESS AS PER THE SURVEY PERFORMED BY THD DESIGN GROUP DURING JULY, 2023.

Line #	Length	Direction
L1	12.85	S65° 21' 33.93"W
L5	29.01	S89° 00' 48.38"E
L4	101.10	N0° 55' 12.53"E
L2	101.06	N0° 51' 13.33"E
L3	29.13	N89° 05' 10.58"W



* FOUND CROSS	● SET IRON ROD
○ FOUND IRON PIPE	⊕ BENCHMARK

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 SEVERAL TRACTS OF LAND BEING LOTS 1-6, 23-24, & 39-44 IN BLOCK 33 OF MEACHAM PARK AND LOTS 1-7 & 38-44 IN BLOCK 44 OF MEACHAM PARK, P.B. 3 P.G. 33, ST. LOUIS COUNTY, MISSOURI



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 Brian J. Fischer
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PROJECT NUMBER: 23-5055

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DRAWN BY: MLP