

" 13165 MAPLE DRIVE MINOR LOT SUBDIVISION "
A TRACT OF LAND IN SECTIONS 14 & 23, TOWNSHIP 44 NORTH - RANGE 5 EAST
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

THIS MINOR SUBDIVISION PLAT WAS APPROVED BY THE CITY OF SUNSET HILLS BOARD OF ALDERMEN BY ORDINANCE NO. _____, ON THE DAY OF _____, 20____, AND THEREBY AUTHORIZES THE RECORDING OF THIS SITE PLAN WITH THE OFFICES OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

PATRICIA A. FRIBIS
MAYOR
CITY OF SUNSET HILLS, MISSOURI

RICH CAU
CHAIRMAN OF THE PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI

BRITANNY GILLET
CITY ADMINISTRATOR/CITY CLERK
CITY OF SUNSET HILLS, MISSOURI

THE UNDERSIGNED OWNER OF THE PARCELS OF GROUND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAS CAUSED SAID PARCEL TO BE SURVEYED AND SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, AND SAID BOUNDARY ADJUSTMENT PLAT IS HEREAFTER TO BE KNOWN AS

" 13165 MAPLE DRIVE MINOR LOT SUBDIVISION "

COMMERCE BANK N.A.

STATE OF MISSOURI)
) S.S.
COUNTY OF ST. LOUIS)

ON THIS ____ DAY OF _____, 202____, BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DID SAY THAT _____ IS THE _____ OF COMMERCE BANK, N.A. A NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ FURTHER ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION AS TRUSTEE OF THE INDENTURE OF TRUST DATED _____, AS THE GRANITOR.

IN TESTIMONY WHEREOF, I HAVE HERETOUP SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY

TITLE NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. SOURCE OF INFORMATIONAL TITLE REPORT: ST. LOUIS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY IN THEIR FILE NO. 20458831, DATED JULY 11, 2023. EASEMENTS ARE SHOWN AS REPORTED, NO FURTHER INVESTIGATION HAS BEEN MADE BY PITZMAN'S CO. AS TO THE PRESENT STATUS OF OTHER EASEMENTS, RESTRICTIONS, BUILDING OR ZONING SETBACK LINES, AFFECTING THE PARCEL SURVEYED PITZMAN'S CO. HAS ONLY REVIEWED ITEMS B, C, D, J, K, Y, W, C, D, DD, EE, GG, HH, II, JJ, MM, NN, BBB, LLL, NNN & TTT AS NOTED IN EXHIBIT A, OF SAID INFORMATIONAL TITLE REPORT.

- B = EASEMENT FOR WATER PIPE IN BOOK 1090 PAGE 604, IS NON DEFINABLE/PLOTTABLE/READABLE.
- C = 15'w PRIVATE ROADWAY EASEMENT IN BOOK 111 PAGE 571, AS SHOWN ON PARCELS 5a & 5b, SURVEYED.
- D = DEDICATION OF PRIVATE ROAD RIGHT OF WAY IN BOOK 6520 PAGE 1350, AS SHOWN ON PARCELS 5a & 5b, SURVEYED.
- J = PARCEL 5a, MAY BE BELOW THE HIGH WATER MARK OF THE MERAMEC RIVER AND/OR SUBJECT TO AVALSION OR ACCRETION OF THE MERAMEC RIVER.
- K = PARCEL 5a, MAY BE SUBJECT TO NAVIGABLE WATER RIGHTS.
- W = 50'w ST. LOUIS COUNTY WATER EASEMENT IN BOOK 5743 PAGE 238, AS SHOWN ON PARCELS 5a & 5b, SURVEYED.
- Y = ROAD MAINTENANCE AND IMPROVEMENT AGREEMENT IN BOOK 6520 PAGE 1346, AS SHOWN ON PARCEL 5a, SURVEYED. (SERVANTS AND VON DER AHE)
- CC = ROAD MAINTENANCE AND IMPROVEMENT AGREEMENT IN BOOK 6482 PAGE 1190, AS SHOWN ON PARCEL 5a, SURVEYED.
- DD = ROAD MAINTENANCE AND IMPROVEMENT AGREEMENT IN BOOK 6482 PAGE 1193, AS SHOWN ON PARCEL 5b, SURVEYED.
- EE = ROAD MAINTENANCE AGREEMENT IN BOOK 6482 PAGE 1196, AS SHOWN ON PARCELS 5a & 5b, SURVEYED. (SERVANTS AND MOORE)
- GG = 10'w LACLEDE GAS EASEMENT IN BOOK 5031 PAGE 189, AS SHOWN ON PARCEL 5b, SURVEYED.
- HH = 10'w LACLEDE GAS EASEMENT IN BOOK 5292 PAGE 490, AS SHOWN ON PARCEL 5a, SURVEYED.
- II = 10'w LACLEDE GAS EASEMENT IN BOOK 5292 PAGE 492, AS SHOWN ON PARCEL 5b, SURVEYED.
- JJ = 15'w ST. LOUIS COUNTY WATER EASEMENT IN BOOK 5920 PAGE 488, AS SHOWN ON PARCELS 5a & 5b, SURVEYED.
- MM-1 = PARCEL SURVEYED HAVE NO DIRECT ACCESS TO INTERSTATE I-44 (STATE HWY 66TR), IN BOOK 3255 PAGE 316, PARCEL 5b.
- MM-2 = PARCEL SURVEYED HAVE NO DIRECT ACCESS TO INTERSTATE I-44 (STATE HWY 66TR), IN BOOK 4943 PAGE 234, PARCEL 5b.
- NN-1 = UNION ELECTRIC EASEMENT IN BOOK 1194 PAGE 32, IS NON DEFINABLE/PLOTTABLE. (BLANKET EASEMENT)
- NN-2 = UNION ELECTRIC EASEMENT IN BOOK 1195 PAGE 119, AS SHOWN ON PARCELS 1 THRU 5 AND 9 THRU 14 SURVEYED. (WEST 10' OF THE 15' PRIVATE ROAD).
- BBB = MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT BETWEEN T-MOBILE USA TOWER, LLC AND COTMO, LLC IN BOOK 20750 PAGE 1060, BLANKET LEASE OVER PARCELS 14 AND 5b OF SURVEY.
- LLL = PARCEL SURVEYED HAVE NO DIRECT ACCESS TO INTERSTATE I-44 (STATE HWY 66TR), IN BOOK 4752 PAGE 51, PARCEL 5b.
- NNN = PARCEL SURVEYED HAS NO DIRECT ACCESS TO INTERSTATE I-44 (STATE HWY 66), IN BOOK 6423 PAGE 1055, ON PARCEL 5b.
- TTT = EASEMENT FOR WATER PIPE IN BOOK 3305 PAGE 71, IS NON DEFINABLE/PLOTTABLE.

3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PARCEL DESCRIBED IN ST. LOUIS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY IN THEIR FILE NO. 20458831, DATED JULY 11, 2023. ALL THE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. SURVEYOR RECOMMENDS CONSULTING AN ATTORNEY TO EXPLAIN ALL DOCUMENTS LISTED IN THE TITLE COMMITMENT, ESPECIALLY SCHEDULE B DOCUMENTS.

NO. 5A & 5B - 13165 MAPLE DRIVE (PARCEL 5, TRACT B, IS 5A & PARCEL 5, TRACT A, IS 5B OF TITLE REPORT)
DEED DESCRIPTION (BOOK 19281 PAGE 3319):

PARCEL 1:
A TRACT OF LAND BEING PART OF THE EAST HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 44 NORTH - RANGE 5 EAST AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 44 NORTH RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO BETTY JEAN DOBSON AS DESCRIBED IN THE DEED RECORDED IN BOOK 6836 PAGE 1934 OF ST. LOUIS COUNTY RECORDS, SAID BEGINNING POINT BEING ALSO A POINT ON THE SOUTH LINE OF SECTION 14; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID DOBSON PROPERTY, BEING ALSO THE SOUTH LINE OF SECTION 14, SOUTH 89 DEGREES 23 MINUTES EAST 69.78 FEET TO A POINT; THENCE SOUTH 35 DEGREES 00 MINUTES EAST 542.66 FEET TO A POINT ON THE CENTERLINE OF A 15 FOOT WIDE PRIVATE ROADWAY ESTABLISHED BY AGREEMENT RECORDED IN BOOK 111 PAGE 571 OF THE ST. LOUIS COUNTY RECORDS AND KNOWN AS MAPLE DRIVE; THENCE ALONG THE CENTERLINE OF MAPLE DRIVE SOUTH 65 DEGREES 45 MINUTES WEST 183.11 FEET AND SOUTH 43 DEGREES 47 MINUTES 46 SECONDS WEST 110.55 FEET TO A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO ALWAL B. MOORE AS DESCRIBED IN THE DEED RECORDED IN BOOK 6920 PAGE 1134 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE NORTH 89 DEGREES 22 MINUTES WEST 1284.25 FEET TO A POINT ON THE RIGHT OF WAY LINE OF INTERSTATE 44; THENCE ALONG THE RIGHT OF WAY OF SAID INTERSTATE 44 THE FOLLOWING COURSES AND DISTANCES; NORTH 58 DEGREES 27 MINUTES 14 SECONDS EAST 154.74 FEET, NORTH 60 DEGREES 48 MINUTES 17 SECONDS EAST 390.61 FEET, NORTH 33 DEGREES 25 MINUTES 47 SECONDS EAST 381.32 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 35 DEGREES 52 MINUTES WEST 2109.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.03 FEET, NORTH 78 DEGREES 22 MINUTES 15 SECONDS EAST 99.12 FEET AND NORTH 88 DEGREES 20 MINUTES EAST 126.35 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID DOBSON PROPERTY; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 00 DEGREES 57 MINUTES WEST 233.76 FEET TO THE POINT OF BEGINNING ACCORDING TO CALCULATIONS BY VOLZ ENGINEERING AND SURVEYING, INC., DURING SEPTEMBER, 1981.

PARCEL 2:
A TRACT OF LAND BEING PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 44 NORTH-RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE IF INTERSTATE 44 WITH THE SOUTH LINE OF PROPERTY OF MOORE QUALITY FARMS, INC., AS DESCRIBED AS PARCEL NO.2 IN THE DEED RECORDED IN BOOK 6148 PAGE 66 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SAID SOUTH LINE OF THE MOORE QUALITY FARMS, INC., PROPERTY SOUTH 89 DEGREES 22 MINUTES EAST 1284.25 FEET TO A POINT ON THE CENTERLINE OF A 15 FOOT WIDE PRIVATE ROADWAY ESTABLISHED BY AGREEMENT RECORDED IN BOOK 111 PAGE 571 OF THE ST. LOUIS COUNTY RECORDS AND KNOWN AS MAPLE DRIVE; THENCE ALONG THE CENTERLINE OF MAPLE DRIVE SOUTH 43 DEGREES 47 MINUTES 42 SECONDS WEST 253.70 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 46 DEGREES 12 MINUTES 14 SECONDS EAST 900 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 147 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE OF MAPLE DRIVE NORTH 89 DEGREES 22 MINUTES WEST 1139.15 FEET TO A POINT BEING SOUTH 89 DEGREES 22 MINUTES EAST 30 FEET MORE OR LESS FROM THE WATERS EDGE OF THE MERAMEC RIVER AS ESTABLISHED BY ELBRING SURVEYING COMPANY, JUNE 3, 1968; THENCE NORTH 6 DEGREES 52 MINUTES 37 SECONDS EAST 248.12 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY OF INTERSTATE 44; SAID POINT BEING NORTH 60 DEGREES 44 MINUTES 56 SECONDS EAST 17.55 FEET MORE OR LESS FROM THE WATERS EDGE OF THE MERAMEC RIVER AS ESTABLISHED BY DEED RECORDED IN BOOK 6409 PAGE 923 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE RIGHT OF WAY OF SAID INTERSTATE 44 NORTH 60 DEGREES 44 MINUTES 56 SECONDS EAST 107.07 FEET TO THE POINT OF BEGINNING ACCORDING TO CALCULATIONS BY VOLZ ENGINEERING AND SURVEYING, INC. DURING SEPTEMBER, 1981.

NEW LEGAL DESCRIPTION FOR LOT A:

A TRACT OF LAND IN THE NORTHWEST QUARTER (1/4), OF SECTION 23 & THE SOUTHWEST QUARTER (1/4), OF SECTION 14, IN TOWNSHIP 44 NORTH, RANGE 5 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (1/4), OF SAID SECTION 23, ALSO BEING THE SOUTHERN LINE OF SECTION 14;
THENCE SOUTH 00 DEGREES 46 MINUTES 11 SECONDS WEST 599.56 FEET, ALONG THE CENTER LINE OF SAID SECTION 23, TO A POINT;
THENCE NORTH 89 DEGREES 29 MINUTES 51 SECONDS WEST 653.76 FEET, TO THE CENTERLINE OF MAPLE DRIVE, 50 FEET WIDE, (PRIVATE ROADWAY), ALSO BEING THE CENTERLINE OF A 15 FEET WIDE, (PRIVATE ROADWAY), RECORDED IN BOOK 111 PAGE 571, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, TO A POINT;
THENCE NORTH 43 DEGREES 39 MINUTES 55 SECONDS EAST 111.08 FEET, TO A POINT AND NORTH 65 DEGREES 37 MINUTES 09 SECONDS EAST 23.58 FEET, ALONG THE CENTERLINE OF SAID MAPLE DRIVE, (PRIVATE ROADWAY), ALSO BEING SAID 15 FEET WIDE, (PRIVATE ROADWAY), TO THE POINT OF BEGINNING;
THENCE NORTH 24 DEGREES 22 MINUTES 51 SECONDS WEST 50.00 FEET, TO A POINT AND NORTH 46 DEGREES 56 MINUTES 32 SECONDS WEST 796.66 FEET, TO A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE I-44;
THENCE ALONG THE SOUTHERN LINE OF SAID INTERSTATE I-44, THE FOLLOWING COURSES AND DISTANCES, 194.35 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2109.86 FEET, AND A CHORD WHICH BEARS NORTH 47 DEGREES 53 MINUTES 19 SECONDS EAST 194.28 FEET, TO A POINT, NORTH 78 DEGREES 10 MINUTES 41 SECONDS EAST 99.12 FEET, TO A POINT AND NORTH 88 DEGREES 08 MINUTES 26 SECONDS EAST 126.35 FEET, TO A POINT;
THENCE SOUTH 00 DEGREES 45 MINUTES 26 SECONDS WEST 233.76 FEET, TO A POINT, IN THE SOUTHERN LINE OF SAID SECTION 14, ALSO BEING THE NORTHERN LINE OF SAID SECTION 23;
THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS EAST 70.80 FEET, ALONG THE SOUTHERN LINE OF SAID SECTION 14, ALSO BEING THE NORTHERN LINE OF SAID SECTION 23, TO A POINT, BEING THE NORTHWESTERN CORNER OF ADJUSTED LOT 2, OF THE BOUNDARY ADJUSTMENT PLAT OF MOOREVIEW ACRES, RECORDED IN PLAT BOOK 312 PAGE 8, IN ST. LOUIS COUNTY RECORDERS OFFICE;
THENCE SOUTH 35 DEGREES 10 MINUTES 40 SECONDS EAST 543.13 FEET, (SURVEYED), 542.95 FEET, (RECORD), TO A POINT, IN THE CENTERLINE OF SAID MAPLE DRIVE, (PRIVATE ROADWAY), ALSO BEING SAID 15 FEET WIDE, (PRIVATE ROADWAY);
THENCE SOUTH 65 DEGREES 37 MINUTES 09 SECONDS WEST 159.53 FEET, ALONG THE CENTERLINE OF SAID MAPLE DRIVE, (PRIVATE ROADWAY), ALSO BEING SAID 15 FEET WIDE, (PRIVATE ROADWAY) TO THE POINT OF BEGINNING AND CONTAINING 4.42 ACRES AS PREPARED BY PITZMAN'S COMPANY.

NEW LEGAL DESCRIPTION FOR LOT B:

A TRACT OF LAND IN THE NORTHWEST QUARTER (1/4), OF SECTION 23 & THE SOUTHWEST QUARTER (1/4), OF SECTION 14, IN TOWNSHIP 44 NORTH, RANGE 5 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (1/4), OF SAID SECTION 23, ALSO BEING THE SOUTHERN LINE OF SECTION 14;
THENCE SOUTH 00 DEGREES 46 MINUTES 11 SECONDS WEST 899.13 FEET, ALONG THE CENTER LINE OF SAID SECTION 23, TO A POINT;
THENCE NORTH 89 DEGREES 31 MINUTES 39 SECONDS WEST 917.06 FEET, TO THE CENTERLINE OF MAPLE DRIVE, 50 FEET WIDE, (PRIVATE ROADWAY), ALSO BEING THE CENTERLINE OF A 15 FEET WIDE, (PRIVATE ROADWAY), RECORDED IN BOOK 111 PAGE 571, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31 MINUTES 39 SECONDS WEST 1239.92 FEET, TO THE WATERS EDGE OF THE MERAMEC RIVER, DATED DECEMBER 06, 2022, TO A POINT;
THENCE NORTHWARDLY 192.8, FEET ALONG SAID WATERS EDGE OF THE MERAMEC RIVER, TO A POINT, IN THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE I-44;
THENCE ALONG THE SOUTHERN LINE OF SAID INTERSTATE I-44, THE FOLLOWING COURSES AND DISTANCES, NORTH 60 DEGREES 33 MINUTES 22 SECONDS EAST 220.52 FEET, TO A POINT, NORTH 58 DEGREES 15 MINUTES 41 SECONDS EAST 154.74 FEET, TO A POINT, NORTH 60 DEGREES 36 MINUTES 43 SECONDS EAST 390.61 FEET, TO A POINT, NORTH 33 DEGREES 14 MINUTES 13 SECONDS WEST 253.70 FEET, TO A POINT AND 146.91 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, AND A CHORD WHICH BEARS SOUTH 38 DEGREES 54 MINUTES 13 SECONDS WEST 146.74 FEET, TO THE POINT OF BEGINNING AND CONTAINING 18.47 ACRES AS PREPARED BY PITZMAN'S COMPANY.

ZONING NOTES:

- 1. CITY: SUNSET HILLS
- 2. PROPERTY ZONING: R-1 DISTRICT
- 3. SCHOOL DISTRICT: LINDBERGH
- 4. FIRE DISTRICT: FENTON

UTILITY NOTES:

- 1. WATER: MISSOURI AMERICAN WATER
- 2. SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
- 3. ELECTRIC: AMEREN UE
- 4. GAS: LACLEDE GAS

SURVEYORS NOTES:

- 1. BEARING BASIS: STATE PLANE COORDINATES, BEARINGS AND ELEVATIONS ON THIS SURVEY WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS DURING THE MONTHS OF NOVEMBER AND DECEMBER 2022, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF NAD1983, ZONE EAST, 2041, GRID NORTH, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
- 2. STATE PLANE NOTE: THE HORIZONTAL STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS. THESE OBSERVATIONS WERE CONDUCTED USING OF CELLULAR EQUIPPED TRIMBLE R6 GNSS ROVER AND A TRIMBLE TSC7 DATA COLLECTOR.
- 3. PROPERTY ZONING: THE PARCEL SURVEYED IS ZONED R-1 DISTRICT, PER THE CITY OF SUNSET HILLS IN NOVEMBER, 2025.
- 4. UTILITY INFORMATION: NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND AND/OR VERIFY BURIED UTILITY LOCATIONS. THE LOCATIONS OF ANY UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND/OR AS MAPPED BY UTILITIES PERSONNEL. THE LOCATIONS AND SIZES OF ANY UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED AND ANY BURIED UTILITIES / STRUCTURES SHOWN HEREON MAY NOT EXIST.
- 5. EXISTING SEWERS AND UTILITIES ARE SHOWN BASED UPON OBSERVABLE FIELD EVIDENCE, ALONG WITH SEWER AND UTILITY PLATS PROVIDED BY SEWER DISTRICT AND UTILITY COMPANIES. THERE MAY BE SOME SEWERS AND UTILITIES LOCATED ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAT.

TO: ALWAL ANHEUSER BEIMS MOORE & COMMERCE BANK N.A.:

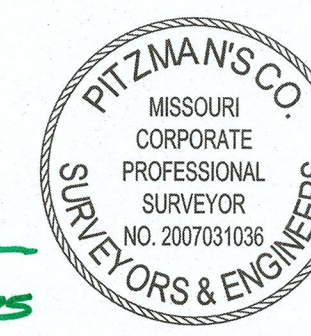
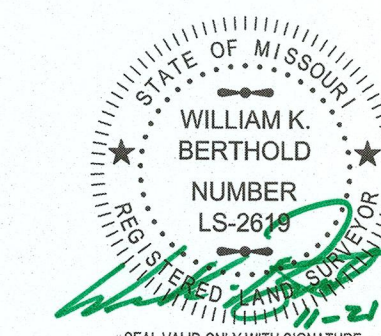
THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON, AND A MINOR LOT SUBDIVISION IN THE NORTHWEST QUARTER (1/4), OF SECTIONS 14 & 23, TOWNSHIP 44 NORTH, RANGE 5 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS (10 CSR 30-2.070).

THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2025.

DATE OF PLAT OR MAP: OCTOBER, 2025

WILLIAM K. BERTHOLD, MOPLS 2619
PITZMAN'S CO. OF SURVEYORS & ENGINEERS
CORPORATE LICENSE NO. 2007031036

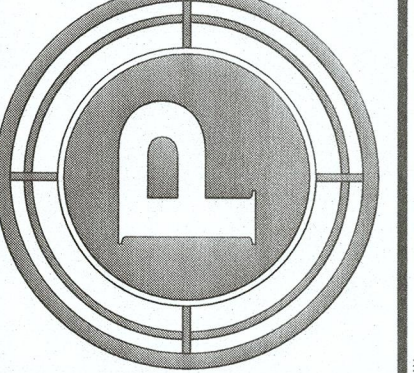
#2725-R SUTTON BOULEVARD
SAINT LOUIS, MISSOURI 63143
T: 314-781-5665
C: 314-504-4442
E: BILLB@PITZMANS.CO
REVISED: CHANGED SUBD NAME OCT 27, 2025.
REVISED: CHANGED LOT LINE NOV 05, 2025.
REVISED: ADDED SET BACK LINES NOV 17, 2025
REVISED: REMOVED PARCEL LINE NOV 20, 2025



" 13165 MAPLE DRIVE MINOR LOT SUBDIVISION "
BOUNDARY AND IMPROVEMENT SURVEY
13165 MAPLE DRIVE (NO. 5A & NO. 5B)
IN SECTIONS 14 & 23, TOWNSHIP 44 NORTH - RANGE 5 EAST
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:
MIKE WHALEN
WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MISSOURI 63122
E-Mail: Mike@whalencustomhomes.com

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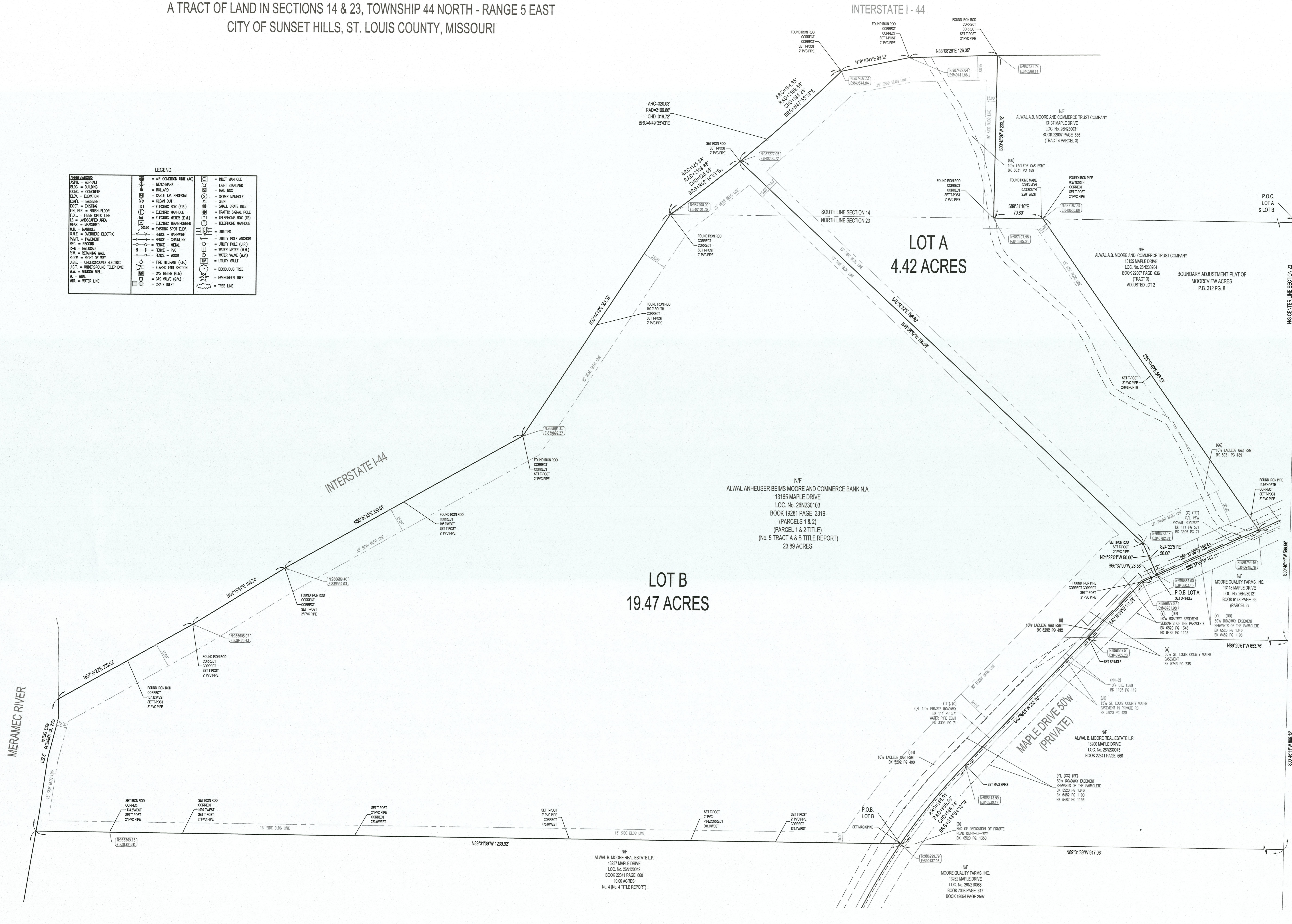
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ORDER#: 25-114 SUB
C.B. OR F.P.#: SUNSET HILLS
DRAWN BY: A K B
DEPUTY: B R W
REVIEWED BY: W K B
DATE: OCT 01, 2025

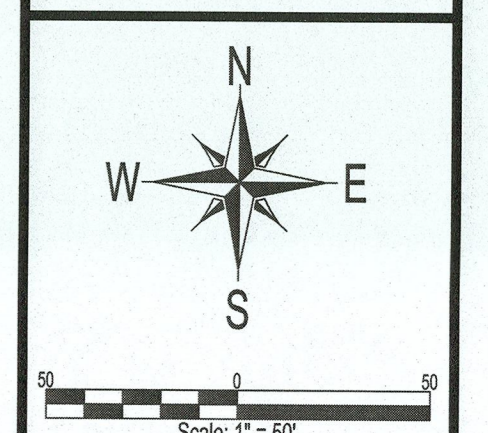
LOCATOR #
26N230103
SHEET
1 OF 2

" 13165 MAPLE DRIVE MINOR LOT SUBDIVISION "
 A TRACT OF LAND IN SECTIONS 14 & 23, TOWNSHIP 44 NORTH - RANGE 5 EAST
 CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

LEGEND	
	ASPHALT
	BUILDING
	CONCRETE
	ELEVATION
	EXISTING
	FIN. FL. = FINISH FLOOR
	F.O.L. = FIBER OPTIC LINE
	L.S. = LANDSCAPED AREA
	M.D.S. = MEASURED
	M.W. = MANHOLE
	O.H.E. = OVERHEAD ELECTRIC
	P.A.V. = PAVEMENT
	R.C. = RECORD
	R.L. = BALUNING
	R.W. = RETAINING WALL
	R.O.W. = RIGHT OF WAY
	U.G.L. = UNDERGROUND ELECTRIC
	U.G.T. = UNDERGROUND TELEPHONE
	W. = WIDE
	W.L. = WATER LINE
	AIR CONDITION UNIT (A/C)
	BENCHMARK
	BOLLARD
	CABLE T.V. PEDESTAL
	CLEAN OUT
	ELECTRIC BOX (E.B.)
	ELECTRIC MANHOLE
	ELECTRIC METER (E.M.)
	ELECTRIC TRANSFORMER
	EXISTING SPOT ELEV.
	FENCE - BARBWARE
	FENCE - CHAINLINK
	FENCE - METAL
	FENCE - PVC
	FENCE - WOOD
	FIRE HYDRANT (F.H.)
	FLARED END SECTION
	GAS METER (G.M.)
	GAS VALVE (G.V.)
	GRATE INLET
	INLET MANHOLE
	LIGHT STANDARD
	MAIL BOX
	SEWER MANHOLE
	SIGN
	SMALL GRATE INLET
	TRAFFIC SIGNAL POLE
	TELEPHONE BOX (TB)
	TELEPHONE MANHOLE
	UTILITIES
	UTILITY POLE ANCHOR
	UTILITY POLE (U.P.)
	WATER METER (W.M.)
	WATER VALVE (W.V.)
	UTILITY VAULT
	DECIDUOUS TREE
	EVERGREEN TREE
	TREE LINE



" 13165 MAPLE DRIVE MINOR LOT SUBDIVISION "
BOUNDARY AND IMPROVEMENT SURVEY
 13165 MAPLE DRIVE (No. 5a & No. 5b)
 IN SECTIONS 14 & 23, TOWNSHIP 44 NORTH - RANGE 5 EAST
 CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI



Pitzman's Co.
 of Surveyors & Engineers
 2705 Sunset Blvd.
 St. Louis, MO 63143
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