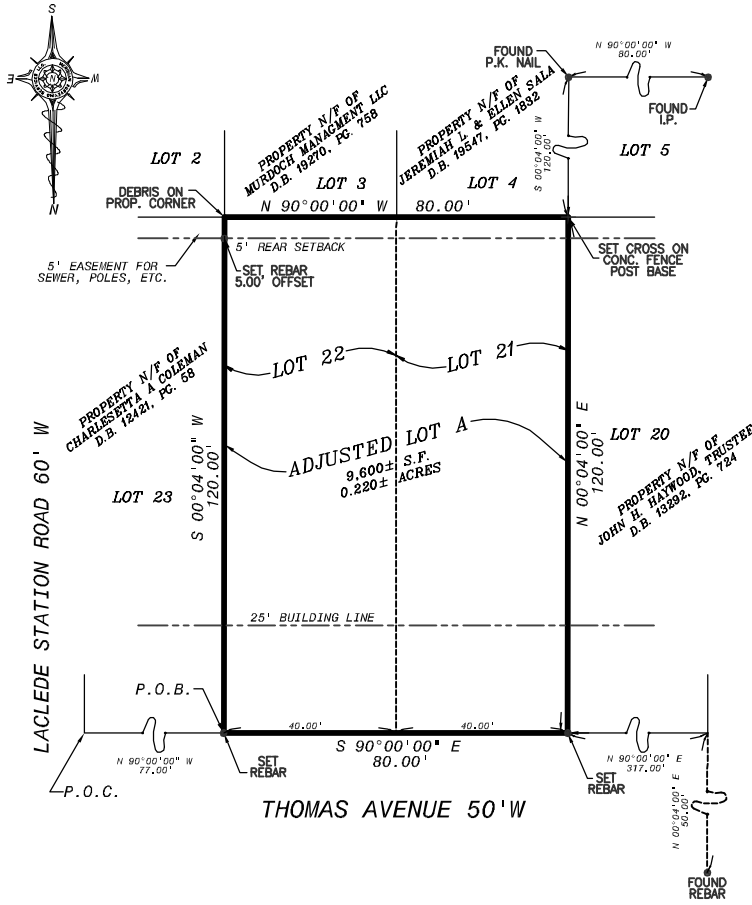


# LOT CONSOLIDATION PLAT

## LOTS 21 AND 22 IN BLOCK 1 OF LINCOLN TERRACE ADDITION

PLAT BOOK: 20 PAGE: 94  
CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MO



**OWNERS CERTIFICATE:**

WE THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND THE BOUNDARY CONSOLIDATED IN THE MANNER SHOWN ON THIS PLAT. THIS PLAT SHALL HERE AFTERS BE KNOWN AS "LOT CONSOLIDATION PLAT LOTS 21 AND 22 IN BLOCK 1 OF LINCOLN TERRACE ADDITION"

WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
SIGNATURE(S) PRINTED NAME(S)

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, 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 (HIS/HER/THEIR) FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

I JAMES J. BECK, MAYOR OF THE CITY OF RICHMOND HEIGHTS, MISSOURI DO HEREBY CERTIFY THIS CONSOLIDATION PLAT WAS REVIEWED AND APPROVED BY THE CITY OF RICHMOND HEIGHTS IN ACCORDANCE WITH THE ABOVE MENTIONED ORDINANCE NO. \_\_\_\_\_

\_\_\_\_\_  
JAMES J. BECK DATE  
MAYOR  
CITY OF RICHMOND HEIGHTS, MISSOURI

I PATRICIA VILLMER, DEPUTY CITY CLERK OF THE CITY OF RICHMOND HEIGHTS, MISSOURI DO HEREBY CERTIFY THIS CONSOLIDATION PLAT WAS REVIEWED AND APPROVED BY THE CITY OF RICHMOND HEIGHTS IN ACCORDANCE WITH THE ABOVE MENTIONED ORDINANCE.

\_\_\_\_\_  
PATRICIA VILLMER DATE  
DEPUTY CITY CLERK  
CITY OF RICHMOND HEIGHTS, MISSOURI

**SURVEYOR'S STATEMENT:**

THIS IS TO STATE THAT AT THE REQUEST OF VIVIAN WORKS, MERIDIAN LAND SURVEYING, LLC, HAS PERFORMED A BOUNDARY SURVEY AND A SUBSEQUENT LOT CONSOLIDATION PLAT OF LOTS 21 AND 22 IN BLOCK 1 OF LINCOLN TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND DO MEET OR EXCEED THE MISSOURI MINIMUM STANDARD REQUIREMENTS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

\_\_\_\_\_  
THOMAS M. JAMBORETZ  
REGISTERED LAND SURVEYOR NO. 2314

**ORIGINAL PROPERTY DESCRIPTION:**

LOTS 21 AND 22 IN BLOCK 1 OF LINCOLN TERRACE ADDITION, A SUBDIVISION LOCATED IN ST. LOUIS COUNTY, MISSOURI, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 20 PAGE 94 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

**ADJUSTED PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING ALL OF LOTS 21 AND 22 IN BLOCK 1 OF LINCOLN TERRACE ADDITION, A SUBDIVISION LOCATED IN ST. LOUIS COUNTY, MISSOURI, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 20 PAGE 94 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF THOMAS AVENUE (50 FEET WIDE) AND THE WESTERN RIGHT-OF-WAY OF LACLEDE STATION ROAD (60 FEET WIDE) SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 24 IN BLOCK 1 OF SAID LINCOLN TERRACE ADDITION; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF THOMAS AVENUE (50 FEET WIDE) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 77.00 FEET TO THE NORTHEAST CORNER OF LOT 22 IN BLOCK 1 OF SAID LINCOLN TERRACE ADDITION, AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 21 IN BLOCK 1 OF SAID LINCOLN TERRACE ADDITION; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF THOMAS AVENUE (50 FEET WIDE); THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9,600 SQUARE FEET MORE OR LESS (0.220 ACRES MORE OR LESS).

**PROJECT DESCRIPTION:**

COMMON ADDRESS: 7904 THOMAS AVENUE  
SUBDIVISION: LINCOLN TERRACE ADDITION  
ORIGINAL LOT(S): 21 AND 22  
PLAT BOOK: 20 PAGE: 94  
BEING PART OF THE ST. LOUIS COUNTY, MO RECORDS

**BASIS OF BEARING OR ANGLES:**

SCALED BEARING OF S 90°00'00" E ALONG THE NORTHERN PROPERTY LINE, AS SCALED OFF OF THE ST. LOUIS COUNTY ON-LINE ASSESSOR'S MAP. BEARING VALUES ARE DERIVED FROM RECORD ANGLES.

**GENERAL NOTES:**

I.P. = IRON PIPE  
I.R. = IRON ROD  
(R) = RECORD  
(S) = SURVEYED  
(NR) = NON-RADIAL  
(P.O.C.) = POINT OF COMMENCEMENT  
(P.O.B.) = POINT OF BEGINNING

**SOURCE OF RECORD DESCRIPTION:**

DEED BOOK: 19487 PAGE: 1757

NOTE: THIS PLAT HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN ALL THE EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.

**MERIDIAN LAND SURVEYING**  
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DRAFTER: TJM	REVIEWER: TMJ
FIELD CREW: MNC / MMH	DATE: 05/23/2012
DRAWING NO: 01	PROJECT NO: 47243-R1

SHEET  
**1**  
OF 1