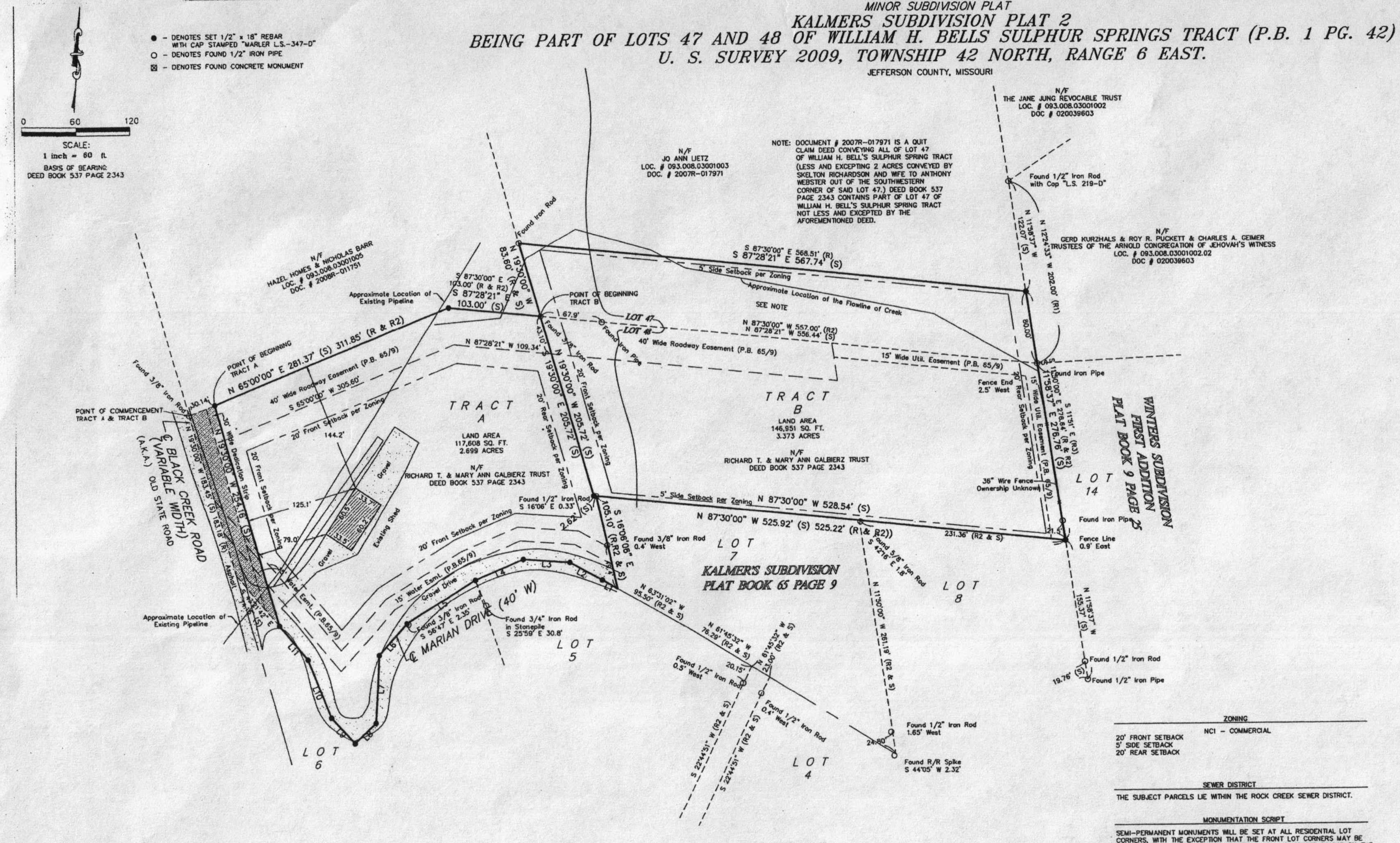
MINOR SUBDIVISION PLAT

KALMERS SUBDIVISION PLAT 2
BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELLS SULPHUR SPRINGS TRACT (P.B. 1 PG. 42) U. S. SURVEY 2009, TOWNSHIP 42 NORTH, RANGE 6 EAST.

JEFFERSON COUNTY, MISSOURI



LINE LABEL CHART

Line	Bearing	Distance	Source
L1	N 63°31'02" W	19.77'	(R, R2 & S)
L2	N 64°29'22" W	41.05'	(R, R2 & S)
L3	N 89°02'52" W	51.35'	(R, R2 & S)
L4	S 64°03'28" W	57.78'	(R, R2 & S)
L5	S 55°05'08" W	89.80'	(R, R2 & S)
L6	S 38°28'08" W	46.63'	(R, R2 & S)
L7	S 00°09'08" W	75.15'	(R, R2 & S)
L8	S 42°36'38" W	31.63'	(R, R2 & S)
L9	N 46°07'22" W	38.20'	(R, R2 & S)
L10	N 25°19'32" W	69.70'	(R, R2 & S)
L11	N 43°21'42" W	49.30'	(S)

LAND DESCRIPTION OF RECORD

A TRACT OF LAND BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT IN U.S. SURVEY 2009, TOWNSHIP 42 NORTH, RANGE 6 EAST, AND PART OF MARIAN DRIVE OF KALMER'S SUBDIVISION RECORDED IN PLAT BOOK 65, PAGE 9, JEFFERSON COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE WHICH MARKS THE NORTHEAST CORNER OF LOT 8 OF KALMER'S SUBDIVISION OF LOT 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT, AS RECORDED IN PLAT BOOK 65, PAGE 9 OF THE JEFFERSON COUNTY LAND RECORDS; THENCE NORTH 11 DEGREES 50 MINUTES WEST A DISTANCE OF 276.64 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 30 MINUTES WEST A DISTANCE OF 568.51 FEET TO AN IRON PIN IN THE EASTERLY LINE 87 DEGREES 30 MINUTES WEST A DISTANCE OF 568.51 FEET TO AN IRON PIN IN THE EASTERLY LINE OF TWO ACRES CONVEYED BY RICHARDSON TO WEBSTER BY DEED RECORDED IN BOOK 21 AT PAGE 556 OF THE JEFFERSON COUNTY LAND RECORDS; THENCE SOUTH 19 DEGREES 30 MINUTES EAST A DISTANCE OF 83.60 FEET TO THE SOUTHEAST CORNER OF SAID WEBSTER TRACT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WEBSTER TRACT, NORTH 87 DEGREES 30 MINUTES WEST A DISTANCE OF 103.00 FEET TO AN IRON PIN; THENCE SOUTH 65 DEGREES WEST A DISTANCE OF 311.85 FEET TO AN IRON PIN IN THE CENTERLINE OF OLD STATE ROAD; THENCE ALONG THE CENTERLINE OF OLD STATE ROAD, SOUTH 19 DEGREES 30 MINUTES EAST, A DISTANCE OF 183.18 FEET TO AN IRON PIN; THENCE ALONG THE CENTERLINE OF MARIAN DRIVE (40 FEET WIDE) AS SHOWN ON THE PLAT OF KALMER'S SUBDIVISION OF LOT 48, THE FOLLOWING COURSES: SOUTH 43 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 123.81 FEET; SOUTH 25 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 69.70 FEET; SOUTH 46 DEGREES 07 MINUTES 22 SECONDS EAST A DISTANCE OF 38.2 FEET; NORTH 42 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 31.63 FEET; NORTH 0 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 75.15 FEET; NORTH 38 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.63 FEET; NORTH 55 DEGREES 05 MINUTES 08 SECONDS EAST A DISTANCE OF 89.80 FEET; NORTH 64 DEGREES 03 MINUTES 28 SECONDS EAST A DISTANCE OF 57.78 FEET; SOUTH 89 DEGREES 02 MINUTES 52 SECONDS EAST A DISTANCE OF 51.35 FEET; SOUTH 64 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 41.05 FEET AND SOUTH 63 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 19.77 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 7 OF KALMER'S SUBDIVISION OF LOT 48; THENCE ALONG THE WEST LINE OF LOT 7 NORTH 16 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 105.10 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE NORTHERLY LINES OF LOTS 7 AND 8 OF KALMER'S SUBDIVISION SOUTH 87 DEGREES 30 MINUTES EAST A DISTANCE OF 525.22 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF FRANK J. SCHMIDT, REGISTERED LAND SURVEYOR, EXECUTED AUGUST 11, 1981.

LESS AND EXCEPTING THEREFROM THAT PART OF SAID REAL ESTATE LOCATED IN OLD STATE ROAD.

LAND DESCRIPTIONS

TRACT A

A TRACT OF LAND BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT IN U. S. SURVEY 2009, TOWNSHIP 42 NORTH , RANGE 6 EAST AND BEING PART OF LARGER TRACT OF LAND CONVEYED TO RICHARD T. AND MARY ANN GALBIERZ BY DEED BOOK 537 PAGE 2343 OF THE JEFFERSON COUNTY LAND RECORD OFFICE IN JEFFERSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" IRON ROD BEING THE NORTHWEST CORNER OF THE AFORESAID DEED BOOK 537 PAGE 2343; THENCE ALONG THE NORTHERN LINE OF SAID DEED BOOK, NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 30.14 FEET TO A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER 347-D" (TYPICAL) BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID DEED BOOK 537 PAGE 2343, NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 281.37 FEET TO A SET REBAR; THENCE CONTINUING ALONG SAID NORTHERN LINE, SOUTH 87 DEGREES 28 MINUTES 21 SECONDS EAST A DISTANCE OF 103.00 FEET TO A FOUND 3/8" IRON ROD; THENCE LEAVING SAID NORTHERN LINE OF SAID DEED, SOUTH 19 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 205.72 FEET TO A SET REBAR; THENCE SOUTH 87 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 2.62 FEET TO A POINT ON THE SOUTHERN LINE OF DEED BOOK 537 PAGE 2343 AND BEING THE NORTHWEST CORNER OF LOT 7 OF KALMER'S SUBDIVISION (RECORDED IN PLAT BOOK 65 PAGE 9), FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 16 DEGREES 06 MINUTES EAST 0.33 FEET; THENCE ALONG THE WESTERN LINE OF SAID LOT 7, SOUTH 16 DEGREES 06 MINUTES 06 SECONDS EAST A DISTANCE OF 105.10 FEET TO A POINT ON THE CENTERLINE OF MARIAN DRIVE; THENCE ALONG THE CENTERLINE OF MARIAN DRIVE (40' WIDE) THE FOLLOWING COURSES AND DISTANCES, NORTH 63 DEGREES 31 MINUTES 02 SECONDS WEST A DISTANCE OF 19.77 FEET TO A SET REBAR; THENCE NORTH 64 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 41.05 FEET TO A SET REBAR; THENCE NORTH 89 DEGREES 02 MINUTES 52 SECONDS WEST A DISTANCE OF 51.35 FEET TO A SET REBAR; THENCE SOUTH 64 DEGREES 03 MINUTES 28 SECONDS WEST A DISTANCE OF 57.78 FEET TO A SET REBAR; THENCE SOUTH 55 DEGREES 05 MINUTES 08 SECONDS WEST A DISTANCE OF 89.80 FEET TO A SET REBAR; THENCE SOUTH 38 DEGREES 28 MINUTES 08 SECONDS WEST A DISTANCE OF 46.63 FEET TO A SET REBAR; THENCE SOUTH 00 DEGREES 09 MINUTES 08 SECONDS WEST A DISTANCE OF 75.15 FEET TO A SET REBAR; THENCE SOUTH 42 DEGREES 36 MINUTES 38 SECONDS WEST A DISTANCE OF 31.63 FEET TO A SET REBAR; THENCE NORTH 46 DEGREES 07 MINUTES 22 SECONDS WEST A DISTANCE OF 38.20 FEET TO A SET REBAR; THENCE NORTH 25 DEGREES 19 MINUTES 32 SECONDS WEST A DISTANCE OF 69.70 FEET TO A SET REBAR; THENCE NORTH 43 DEGREES 21 MINUTES 42 SECONDS WEST A DISTANCE OF 49.30 FEET TO A SET REBAR ON THE EASTERN DEDICATION OF RIGHT OF WAY LINE OF BLACK CREEK ROAD (30 FEET FROM CENTERLINE); THENCE ALONG SAID EASTERN LINE OF ROADWAY DEDICATION, NORTH 19 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 254.16 FEET TO THE POINT OF BEGINNING CONTAINING 117,608 SQUARE FEET OR 2.699 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF JUNE 2009.

TRACT B

A TRACT OF LAND BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT IN U. S. SURVEY 2009, TOWNSHIP 42 NORTH , RANGE 6 EAST AND BEING PART OF LARGER TRACT OF LAND CONVEYED TO RICHARD T. AND MARY ANN GALBIERZ BY DEED BOOK 537 PAGE 2343 OF THE JEFFERSON COUNTY LAND RECORD OFFICE IN JEFFERSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" IRON ROD BEING THE NORTHWEST CORNER OF THE AFORESAID DEED BOOK 537 PAGE 2343; THENCE ALONG THE NORTHERN LINE OF SAID DEED BOOK, NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 311.51 FEET TO A SET 1/2" X 18" REBAR, WITH CAP STAMPED "MARLER 347-D" (TYPICAL); THENCE CONTINUING ALONG SAID NORTHERN LINE, SOUTH 87 DEGREES 28 MINUTES 21 SECONDS EAST A DISTANCE OF 103.00 FEET TO A FOUND 3/8" IRON ROD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID DEED, NORTH 19 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 83.60 FEET TO A FOUND 3/8" IRON ROD; THENCE CONTINUING ALONG SAID NORTHERN LINE OF SAID DEED, SOUTH 87 DEGREES 28 MINUTES 21 SECONDS EAST A DISTANCE OF 567.74 FEET TO A SET REBAR AT THE NORTHEAST CORNER OF DEED BOOK 537 PAGE 2343; THENCE ALONG THE EASTERN LINE OF DEED BOOK 537 PAGE 2343, SOUTH 11 DEGREES 58 MINUTES 37 SECONDS EAST A DISTANCE OF 276.76 FEET TO A SET REBAR MARKING THE SOUTHEASTERN CORNER OF DEED BOOK 537 PAGE 2343 AND ALSO BEING THE NORTHWEST CORNER OF LOT 8 OF KALMER'S SUBDIVISION (RECORDED IN PLAT BOOK 65 PAGE 9); THENCE ALONG THE SOUTHERN LINE OF DEED BOOK 537 PAGE 2343 AND THE NORTHERN LINE OF LOTS 7 AND 8 OF KALMER'S SUBDIVISION AND THE PROLONGATION THEREOF, NORTH 87 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 528.54 FEET TO A SET REBAR; THENCE NORTH 19 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 205.72 FEET TO THE POINT OF BEGINNING CONTAINING 146,951 SQUARE FEET OR 3.373 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF JUNE 2009.

ZONING

NC1 - COMMERCIAL

20' FRONT SETBACK
5' SIDE SETBACK
20' REAR SETBACK

SEWER DISTRICT

THE SUBJECT PARCELS LIE WITHIN THE ROCK CREEK SEWER DISTRICT.

MONUMENTATION SCRIPT

SEMI-PERMANENT MONUMENTS WILL BE SET AT ALL RESIDENTIAL LOT CORNERS, WITH THE EXCEPTION THAT THE FRONT LOT CORNERS MAY BE MONUMENTED BY NOTCHES OR CROSSES CUT IN CONCRETE PAVING ON THE PROLONGATION OF THE LOT LINE, WITHIN TWELVE (12) MONTHS AFTER RECORDING OF THIS SUBDIVISION PLAT, IN ACCORDANCE WITH 10 CSR 30-2.090 OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND 4 CSR 30-16.090 OF THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.

THE SUBJECT PARCELS LIE WITHIN THE ROCK CREEK SEWER DISTRICT.

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE ADJUSTED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE COLLECTIVELY KNOWN AS "KALMER'S SUBDIVISION PLAT 2, " BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT, IN U. S. SURVEY 2009, TOWNSHIP 42 NORTH, RANGE 6 EAST.

THE ROADWAY DEDICATION ON THIS PLAT SHOWN HATCHURED ARE HEREBY DEDICATED TO JEFFERSON COUNTY FOR PUBLIC USE FOREVER.

IN WITNESS HEREON, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 19 DAY OF June 2009.

Richard Galbierz TRUSTEE
RICHARD T. GALBIERZ

MARY ANN GALBIERZ

STATE OF MISSOURI) S.S.
JEFFERSON COUNTY)

ON THIS 19 DAY OF June 2009 BEFORE ME PERSONALLY APPEARED Richard T Galbierz TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN St. Louis, MO THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6-22-10

Lisa J Rickard
NOTARY PUBLIC

LISA J. RICKARD
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires June 22, 2010
Commission # 06897063

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK ______ PAGE ______ OF THE JEFFERSON COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL KALMER'S SUBDIVISION PLAT 2, BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT IN U. S. SURVEY 2009, TOWNSHIP 42 NORTH, RANGE 6 EAST.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS ______ DAY OF ______ 2009.

STATE OF MISSOURI) S.S.
JEFFERSON COUNTY)

ON THIS ______ DAY OF ______ 2009, BEFORE ME PERSONALLY APPEARED ______ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE ______ OF ______ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND ______ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES: ______

NOTARY PUBLIC

CURRENT TAX STATUS
WE FIND FROM THE COLLECTOR OF REVENUES RECORDS THAT THERE ARE NO OUTSTANDING DELINQUENT TAXES ON PARCEL NUMBER(S):

LAST ASSESSED IN THE NAME(S) OF

PLANNING TECHNICIAN
DATE: ______

PLANNING & ZONING CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT OF "KALMER'S SUBDIVISION PLAT 2", BEING PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT THIS______DAY OF ______ 2009.

MANAGER, PLANNING DIVISION

THIS PLAT CONTAINS 6.072 ACRES

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF RICHARD T. AND MARY ANN GALBIERZ, WE HAVE DURING THE MONTH OF JUNE 2009, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON A TRACT OF LAND IN PART OF LOTS 47 AND 48 OF WILLIAM H. BELL'S SULPHUR SPRINGS TRACT, A DEED OF WHICH IS RECORDED IN DEED BOOK 537 PAGE 2343, IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND PREPARED A MINOR SUBDIVISION PLAT HEREAFTER KNOW AS "KALMER'S SUBDIVISION PLAT 2" AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING:
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER ... (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 19 OF JUNE 2009.

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

DELMAR F. MARLER, MISSOURI CERT. NO. L.S. 1869

STATE OF MISSOURI — DELMAR F. MARLER — NUMBER LS-1869 — REGISTERED LAND SURVEYOR

R. = RECORD AS PER DOC. # 020039603
R1. = RECORD AS PER PLAT BOOK 65 PAGE 9
R2. = RECORD AS PER PLAT BOOK 9 PAGE 25.
R3. = RECORD
R. = RECORD
S. = SURVEYED

TITLE COMMITMENT NOT PROVIDED TO THE LAND SURVEYOR
COMMITMENT NO.: N/A

JOB NO. 0905-131	MARLER SURVEYING COMPANY, INC.	REGISTERED LAND SURVEYORS 11402 GRAVOIS RD. SUITE 200, ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX email: mmarler@marlersurveying.net	DEPUTY J.F.
DRWN BY: D.J.N.			CHK'D BY: D.F.V.

Black Creek Survey