

LEGEND

NOW OR FORMERLY PLAT BOOK PAGE RADIAL BEARING

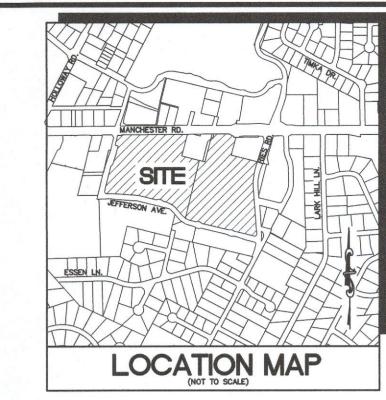
SQ. – SQUARE (86'W) – RIGHT-OF-WAY WIDTH

ABBREVIATIONS

- FOUND IRON RODFOUND IRON PIPE
- A RIGHT OF WAY MARKER

OLD TOWNE PLAZA PLAT TWO

BEING A LOT SPLIT OF LOT 1 OF "OLD TOWNE PLAZA" AS RECORDED IN PLAT BOOK 350, PAGES 526-527, LOCATED IN U.S. SURVEY 1908, TOWNSHIP 44 AND 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



STOCK

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OWNERS CERTIFICATION

We, the undersigned, owners of the tracts of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and consolidated in the manner shown on this plat, which subdivision shall hereafter be known as:

"OLD TOWNE PLAZA PLAT TWO"

This Plat does not create any new easements nor vacates any existing easements.

Building lines as shown on this plat are hereby established.

IN WITNESS THEREOF, I have hereunto set my hand this

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Ву:				
Print Name:	E = 1			

STATE OF)
) SS
COUNTY OF)

Print Title :

On this _____ day of _____, 20__, before me, ______, personally known to me, who being by me duly sworn, did say that he is the ______ of ______, and he acknowledged to me that the foregoing instrument was signed and sealed on behalf of said limited liability company as the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

	Notary Public		
ly commission expires:			

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book ______, Pag_____, of the St. Louis City Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of _____, 20__.

	Bv.
	ву:
	Print Name:
State of Missouri)	Print Title:

On this ____ day of ___ in the year 20__ before me, _____, a Notary

Public in and for said state, personally appeared _____, the ____,

of _____, known to me to be the person who executed the within instrument in behalf of said corporation and acknowledged to me that he executed the same for the purposes

IN WITNESS 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	_
nmission Expires:	

Lot 1

All of Lot 1 of Old Towne Plaza, a subdivision according to the plat thereof as recorded in Plat Book 350 Pages 526 & 527 of the St. Louis County records, located in U.S. Survey 1908, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri being more particularly described as follows:

Beginning at a found cut cross located at the southeast corner of a tract of land as conveyed to Patricia Johnson Rev. Trust, by instrument recorded in Book 21664, Page 2810 of the above said records, said point also being located on the western right-of-way of Ries Road, variable width; thence along said western right-of-way line the following courses and distances: South 17 degrees 58 minutes 11 seconds West, a distance of 13.97 feet to the beginning of a curve to the left having a radius of 868.47 feet; along said curve with an arc length of 136.73 feet and a chord which bears South 13 degrees 27 minutes 34 seconds West, 136.59 feet to the beginning of a compound curve to the left having a radius of 600.00 feet; along said compound curve with an arc length of 138.62 feet and a chord which bears South 02 degrees 19 minutes 50 seconds West, 138.31 feet; South 04 degrees 17 minutes 17 seconds East, 432.35 feet to the beginning of a curve to the right having a radius of 550.00 feet; along said curve with an arc length of 38.55 feet and a chord which bears South 02 degrees 16 minutes 48 seconds East, 38.55 feet to the beginning of a compound curve to the right having a radius of 20.00 feet; along said curve an arc length of 36.23 feet and a chord which bears South 51 degrees 37 minutes 12 seconds West, 31.47 feet to the north right-of-way line of Jefferson Avenue, variable width; thence along said right-of-way line the following courses and distances: North 76 degrees 29 minutes 18 seconds West, 217.43 feet; to the beginning of a curve to the left having a radius of 61.00 feet; along said curve with an arc length of 59.02 feet and a chord which bears North 76 degrees 29 minutes 18 seconds West, 56.75 feet; North 76 degrees 29 minutes 18 seconds West, 287.29 feet to the beginning of curve to the left having a radius of 64.00 feet; along said curve with an arc length of 68.60 feet and a chord which bears North 74 degrees 44 minutes 06 seconds West, 65.37 feet; North 76 degrees 29 minutes 18 seconds West, 60.96 feet to the beginning of a curve to the right having a radius of 152.00 feet; along said curve with an arc length of 94.55 feet and a chord which bears North 58 degrees 40 minutes 05 seconds West, 93.03 feet; North 40 degrees 50 minutes 51 seconds West, 97.76 feet to the beginning of a curve to the left having a radius of 225.00 feet; along said curve with an arc length of 135.58 feet and a chord which bears North 58 degrees 6 minutes 39 seconds West, 133.54 feet; North 75 degrees 22 minutes 26 seconds West, 23.00 feet to the beginning of a curve to the left having a radius of 64.00 feet; along said curve with an arc length of 79.54 feet and a chord which bears North 78 degrees 30 minutes 51 seconds West, 74.52 feet; North 77 degrees 17 minutes 2 seconds West, 42.55 feet; North 75 degrees 22 minutes 26 seconds West, 93.12 feet; North 77 degrees 14 minutes 32 seconds West, 58.97 feet; North 85 degrees 53 minutes 15 seconds West, 243.08 feet to the beginning of a curve to the left having a radius of 523.00 feet; along said curve with an arc length of 61.48 feet and a chord which bears North 89 degrees 15 minutes 18 seconds West, 61.44 feet; South 87 degrees 22 minutes 38 seconds West, 21.85 feet to the beginning of a curve to the right having a radius of 25.00 feet and along said curve with an arc length of 46.50 feet and a chord which bears North 39 degrees 19 minutes 59 seconds West, 40.08 feet to the east right-of-way line of Ballpark Drive, variable width; thence along said right-of-way the following courses and distances: North 13 degrees 57 minutes 24 seconds East, 269.82 feet; North 50 degrees 49 minutes 08 seconds East, 25.48 feet; North 19 degrees 36 minutes 49 seconds East, 86.19 feet to the beginning of a curve to the left having a radius of 558.00 feet: along said curve with an arc length of 55.09 feet and a chord which bears North 16 degrees 47 minutes 06 seconds East, 55.07 feet; North 13 degrees 57 minutes 26 seconds East, 55.48 feet; North 76 degrees 02 minutes 26 seconds West, 32.50 feet and North 13 degrees 57 minutes 26 seconds East, 110.13 feet to its intersection with the southern right-of-way of Manchester Road, variable width; thence along said right-of-way line the following courses and distances: North 89 degrees 34 minutes 01 second East, 38.06 feet; North 01 degree 07 minutes 25 seconds East, 5.00 feet; North 89 degrees 34 minutes 01 second East, 686.31 feet and North 89 degrees 28 minutes 6 seconds East, 12.00 feet to the northwest corner of a tract of land as conveyed to National Retail Properties, Inc instruments recorded in Book 13059, Page 329 and Book 13284, Page 291 of above said records; thence along the west lines of said National Retail Properties, Inc tract, South 58 degrees 0 minutes 42 seconds West, 16.70 feet and South 13 degrees 55 minutes 12 seconds West, 226.70 feet to the southwest corner thereof; thence along the south line of said National Retail Properties, Inc tract, South 76 degrees 17 minutes 55 seconds East, 223.84 feet to the southeast corner of said tract; thence along the east line of last said tract the following courses and distances: , North 13 degrees 54 minutes 54 seconds East, a distance of 209.17 feet; North 48 degrees 37 minutes 37 seconds East, 79.02 feet and North 13 degrees 54 minutes 54 seconds East, 29.93 feet to its intersection with the southern right-of-way of above said Manchester Road; thence along said right-of-way line the following courses and distances: North 89 degrees 31 minutes 52 seconds East, 157.00 feet; South 61 degrees 35 minutes 58 seconds East, 57.45 feet; South 13 degrees 59 minutes 18 seconds West, 9.00 feet and North 89 degrees 41 minutes 51 seconds East, 22.79 feet to the northwestern corner of above said Patricia Johnson Rev. Trust, thence along the west line of said Johnson tract, South 13 degrees 56 minutes 37 seconds West, 194.69 feet to the southwest corner thereof; thence along the south lines of said Johnson tract the following courses and distances: South 76 degrees 26 minutes 50 seconds East, a distance of 230.22 feet; South 14 degrees 03 minutes 42 seconds West, 1.00 feet and South 76 degrees 25 minutes 04 seconds East, 49.64 feet to

the POINT OF BEGINNING.

Containing 1,110,391 square feet or 25.491 acres, more or less.

OT A

Part of Lot 1 of Old Towne Plaza, a subdivision according to the plat thereof as recorded in Plat Book 350 Pages 526 & 527 of the St. Louis County records, located in U.S. Survey 1908, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwest corner of a tract of land as conveyed to National Retail Properties, Inc. by instruments recorded in Book 13059, Page 329 and Book 13284, Page 291 of above said records; thence along the west lines of said National Retail Properties, Inc. tract, South 58 degrees 00 minutes 42 seconds West, 16.70 feet and South 13 degrees 55 minutes 12 seconds West, 226.70 feet to the southwest corner thereof; thence along the south line of said National Retail Properties, Inc tract, South 76 degrees 17 minutes 55 seconds East, 153.77 feet; thence departing said south line the following courses and distances: South 13 degrees 47 minutes 12 seconds West, 104.52 feet; South 76 degrees 26 minutes 48 seconds East, 33.64 feet; South 13 degrees 33 minutes 12 seconds West, 422.79 feet; North 76 degrees 38 minutes 52 seconds West, 20.25 feet; and South 34 degrees 30 minutes 21 seconds West; 71.33 feet to the northern right-of-way line of Jefferson Avenue. Variable width; thence along said right-of-way line the following courses and distances: North 40 degrees 50 minutes 51 seconds West, 83.92 feet to the beginning of a curve to the left having a radius of 225.00 feet; along said curve with an arc length of 135.58 feet and a chord which bears North 58 degrees 06 minutes 39 seconds West, 133.54 feet; North 75 degrees 22 minutes 26 seconds West, 23.00 feet to the beginning of a curve to the left having a radius of 64.00 feet; along said curve with an arc length of 79.54 feet and a chord which bears North 78 degrees 30 minutes 51 seconds West, 74.52 feet; North 77 degrees 17 minutes 2 seconds West, 42.55 feet; North 75 degrees 22 minutes 26 seconds West, 93.12 feet; North 77 degrees 14 minutes 32 seconds West, 58.97 feet; North 85 degrees 53 minutes 15 seconds West, 243.08 feet to the beginning of a curve to the left having a radius of 523.00 feet; along said curve with an arc length of 61.48 feet and a chord which bears North 89 degrees 15 minutes 18 seconds West, 61.44 feet; South 87 degrees 22 minutes 38 seconds West, 21.85 feet to the beginning of a curve to the right having a radius of 25.00 feet and along said curve with an arc length of 46.50 feet and a chord which bears North 39 degrees 19 minutes 59 seconds West, 40.08 feet to the east right-of-way line of Ballpark Drive, variable width; thence along said right-of-way the following courses and distances: North 13 degrees 57 minutes 24 seconds East, 269.82 feet; North 50 degrees 49 minutes 08 seconds East, 25.48 feet; North 19 degrees 36 minutes 49 seconds East, 86.19 feet to the beginning of a curve to the left having a radius of 558.00 feet: along said curve with an arc length of 55.09 feet and a chord which bears North 16 degrees 47 minutes 06 seconds East, 55.07 feet; North 13 degrees 57 minutes 26 seconds East, 55.48 feet; North 76 degrees 02 minutes 26 seconds West, 32.50 feet and North 13 degrees 57 minutes 26 seconds East, 110.13 feet to its intersection with the southern right-of-way of Manchester Road, variable width; thence along said right-of-way line the following courses and distances: North 89 degrees 34 minutes 01 second East, 38.06 feet; North 01 degree 07 minutes 25 seconds East, 5.00 feet; North 89 degrees 34 minutes 01 second East, 686.31 feet and North 89 degrees 28 minutes 6 seconds East, 12.00 feet to the POINT OF BEGINNING.

Containing 559,995 square feet or 12.856 acres, more or less.

LOT B

Part of Lot 1 of Old Towne Plaza, a subdivision according to the plat thereof as recorded in Plat Book 350 Pages 526 & 527 of the St. Louis County records, located in U.S. Survey 1908, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri being more particularly described as follows:

Beginning at a found cut cross located at the southeast corner of a tract of land as conveyed to Patricia Johnson Rev. Trust, by instrument recorded in Book 21664, Page 2810 of the above said records, said point also being located on the western right-of-way of Ries Road, variable width; thence along said western right-of-way line the following courses and distances: South 17 degrees 58 minutes 11 seconds West, a distance of 13.97 feet to the beginning of a to the left having a radius of 868.47 feet; along said curve with an arc length of 136.73 feet and a chord which bears South 13 degrees 27 minutes 34 seconds West, 136.59 feet to the beginning of a compound curve to the left having a radius of 600.00 feet; along said compound curve with an arc length of 138.62 feet and a chord which bears South 02 degrees 19 minutes 50 seconds West, 138.31 feet; South 04 degrees 17 minutes 17 seconds East, 432.35 feet to the beginning of a curve to the right having a radius of 550.00 feet; along said curve with an arc length of 38.55 feet and a chord which bears South 02 degrees 16 minutes 48 seconds East, 38.55 feet to the beginning of a compound curve to the right having a radius of 20.00 feet; along said curve an arc length of 36.23 feet and a chord which bears South 51 degrees 37 minutes 12 seconds West, 31.47 feet to the north right-of-way line of Jefferson Avenue, variable width; thence along said right-of-way line the following courses and distances: North 76 degrees 29 minutes 18 seconds West, 217.43 feet; to the beginning of a curve to the left having a radius of 61.00 feet; along said curve with an arc length of 59.02 feet and a chord which bears North 76 degrees 29 minutes 18 seconds West, 56.75 feet; North 76 degrees 29 minutes 18 seconds West, 287.29 feet to the beginning of curve to the left having a radius of 64.00 feet; along said curve with an arc length of 68.60 feet and a chord which bears North 74 degrees 44 minutes 06 seconds West, 65.37 feet; North 76 degrees 29 minutes 18 seconds West, 60.96 feet to the beginning of a curve to the right having a radius of 152.00 feet; along said curve with an arc length of 94.55 feet and a chord which bears North 58 degrees 40 minutes 05 seconds West, 93.03 feet; and North 40 degrees 50 minutes 51 seconds West, 13.84 feet; thence departing said right-of-way line the following courses and distance: North 34 degrees 30 minutes 21 seconds East, 71.33 feet; South 76 degrees 38 minutes 52 seconds East, 20.25 feet; North 13 degrees 33 minutes 12 seconds East, 422.79 feet; North 76 degrees 26 minutes 48 seconds West, 33.64 feet and North 13 degrees 47 minutes 12 seconds East, 104.52 feet to the south line of a tract of land as conveyed to National Retail Properties, Inc by instruments recorded in Book 13059, Page 329 and Book 13284, Page 291 of above said records; thence along the south line of said tract South 76 degrees 17 minutes 55 seconds East, 70.07 feet to the southeast corner of said tract; thence along the east line of last said tract the following courses and distances: , North 13 degrees 54 minutes 54 seconds East, a distance of 209.17 feet; North 48 degrees 37 minutes 37 seconds East, 79.02 feet and North 13 degrees 54 minutes 54 seconds East, 29.93 feet to its intersection with the southern right-of-way of above Manchester Road, variable width; thence along said right-of-way line the following courses and distances: North 89 degrees 31 minutes 52 seconds East, 157.00 feet; South 61 degrees 35 minutes 58 seconds East, 57.45 feet; South 13 degrees 59 minutes 18 seconds West, 9.00 feet and North 89 degrees 41 minutes 51 seconds East, 22.79 feet to the northwestern corner of above said Patricia Johnson Rev. Trust, thence along the west line of said Johnson tract, South 13 degrees 56 minutes 37 seconds West, 194.69 feet to the southwest corner thereof; thence along the south lines of said Johnson tract the following courses and distances: South 76 degrees 26 minutes 50 seconds East, a distance of 230.22 feet; South 14 degrees 03 minutes 42 seconds West, 1.00 feet and South 76 degrees 25 minutes 04 seconds East, 49.64 feet to the POINT OF BEGINNING.

49.64 feet to the POINT OF BEGINNING.

Containing 550,396 square feet or 12.635 acres, more or less.

GENERAL NOTES:

Lot 1 is Zoned C-1 Commercial and Lot 2 is zoned Public Activity (PA)
 Zone

Setback Requirements:

Front yard From Manchester Road - 60 feet, Land lying along Manchester Road may have a front yard with a depth of 20 feet along a maximum of 75 percent of the Manchester Roadway frontage of the combined parcels of a proposed development. Front yards allowed by this section shall only be utilized for landscaping, pedestrian circulation improvements and public amenities. No parking shall be allowed in such front yards. No curb cuts shall be allowed within such front yard, except those shared by two or more adjoining developments. Driveways accommodating cross access between adjoining developments may be allowed in such front yard provided landscaping, pedestrian circulation improvements, and public amenities also are present.

Front yard from Jefferson Avenue, Ballpark Drive, Ries Rd. 40 feet

Max Height 45 feet Required Parking 1435

The above Zoning was provided by The City of Ballwin, Missouri and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% chance annual floodplain) according to the National Flood Insurance Rate Map Number 29189C0283K with an effective date of 02/04/2015.

3) Basis of Bearings adopted from Pb. 350 pgs. 524-525

CITY CERTIFICATE

The undersigned being the duly elected and acting Mayor of the City of Ballwin, Missouri, an incorporated political subdivision in the State of Missouri, acting pursuant to the provisions of Ordnance Number and pursuant to that certain Amended and Reinstated Redevelopment Agreement between the City and on behalf of the City hereby approve this lot split plat -"Old Towne Plaza Plat Two".

Tim Pogue, Mayor

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during December 2022, by order and for the use of Armstrong Teasdale LLP, executed a Property Boundary Survey and Lot Split Plat of a Lot 1 of Old Towne Plaza as recorded in Plat Book 350 Page 526 located in U.S. Survey 1908, Township 44 North, Range 4 East of the Fifth Principal Meridian, City of Ballwin, St. Louis County, Missouri, and that the results of said survey and subdivision are shown hereon. We further certify that the above survey meets or exceeds the current Missouri Standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys and adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. LC No. 222-D

Walter J. Pfleger/Missouri P.L.S. No. 2008-000728

DRAWN BY:
J.K.

DATE:
1-24-2023

M.S.D. P #:

S.L.C. H&T #:

M.D.N.R. #:

SHEET TITLE:

CERTIFICATE OF AUTHORITY LC-222-D

00/00/0000-

REVISIONS:

2 OF 2

LOT SPLIT PLAT

PREPARED FOR:

ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD. SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. RHYS WILLIAMS