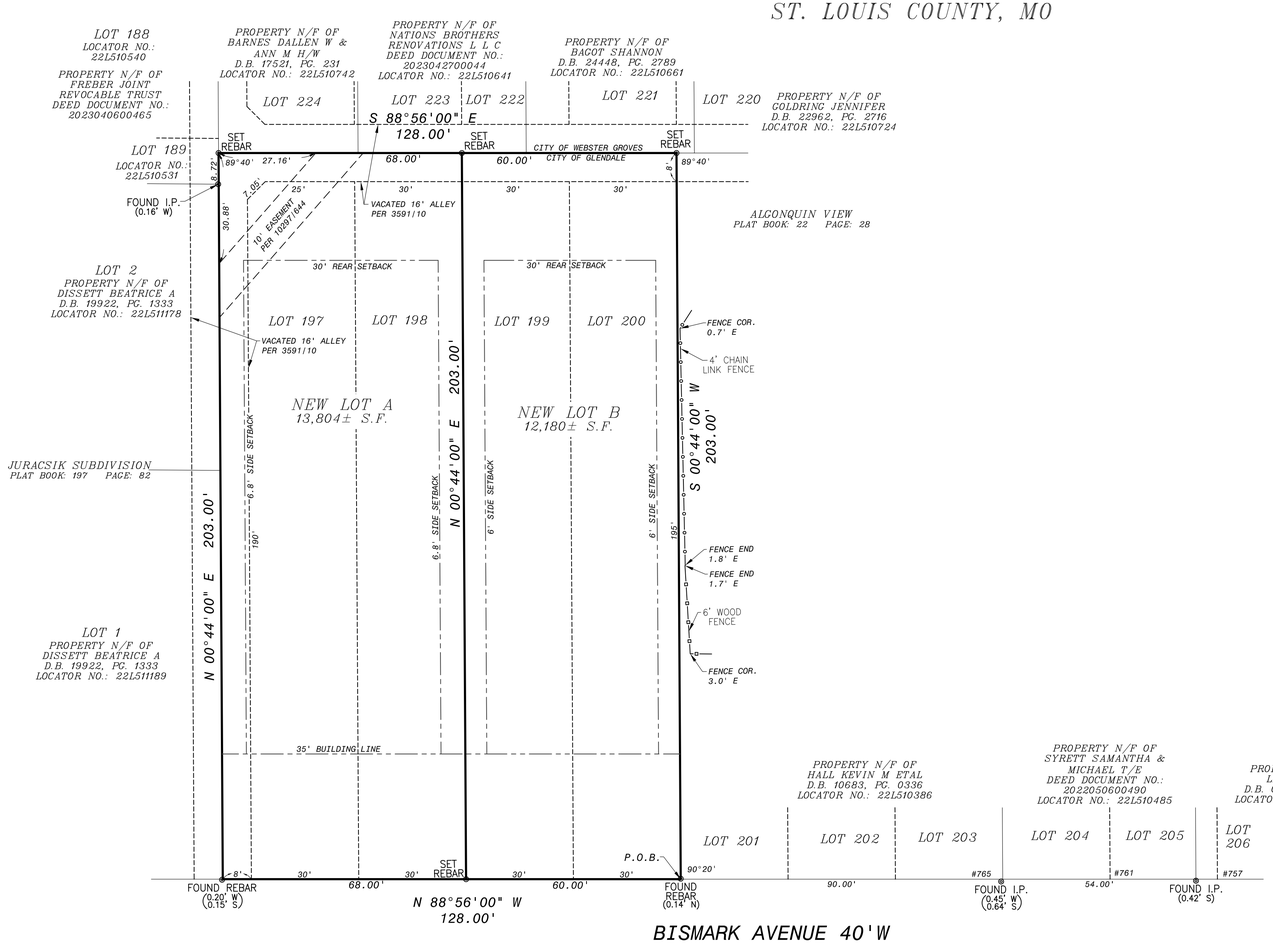
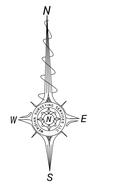
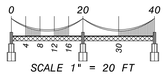
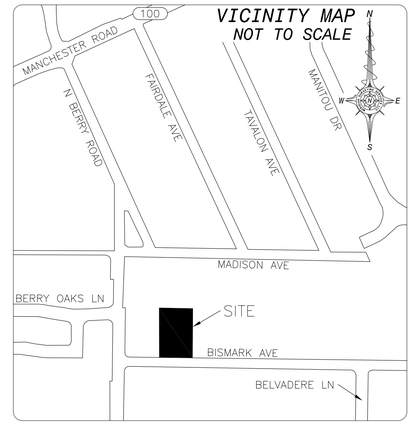
LOT SPLIT PLAT
785 BISMARK AVENUE SUBDIVISION
LOTS 197, 198, 199 AND 200 OF ALGONQUIN VIEW AND THAT PART OF A VACATED ALLEY
PLAT BOOK: 22 PAGE: 28
ST. LOUIS COUNTY, MO









OWNER
FOUNDATION UP, LTD.
701 GRAND CANYON DR.
FARMINGTON, MO 63640

EXISTING ZONING DISTRICT
"R-1" SINGLE-FAMILY DWELLING DISTRICT

THIS SUBDIVISION PLAT IS APPROVED FOR RECORDING

THIS _____ DAY OF _____ 2024.

_____
PRESIDENT

_____
SECRETARY

SURVEYOR'S CERTIFICATION

This is to certify that we, Meridian Surveying Services LLC, at the request of FOUNDATION UP, LTD., we have during the month of AUGUST, 2023, executed a Property Boundary Survey and prepared a BOUNDARY ADJUSTMENT PLAT on the Tract of Land described hereon. This Survey meets the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, and the Department of Agriculture, Division of Land Survey, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards.

No new easements have been created.

Surveyors Notes:
- *All Lot Corner Markers to be set within 12 months of the recording date of this Plat.*
- *The property depicted hereon is zoned: "R-1" SINGLE-FAMILY DWELLING DISTRICT*
- *BUILDING LINES: 35' FRONT YARD, 30' REAR YARD, 10' SIDE YARD OR 10% OF THE LOT WIDTH AT THE BUILDING LINE, BUT SHALL NOT BE LESS THAN 6'.*
- *Source of Record Description: CHICAGO TITLE INSURANCE COMPANY, FILE NO.: FR230410, COMMITMENT DATE: 08/23/2023 AT 08:00 AM*
- *P.O.B. = Point of Beginning,*
- *Basis of Bearings: ALGONQUIN VIEW PLAT BOOK: 22 PAGE: 28*
- *Boundary Adjustment approval is not to be construed as approval of a land disturbance permit.*

OWNERS CERTIFICATE:

WE THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSE THE SAME TO BE SURVEYED AND THE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT. THIS PLAT SHALL HERE AFTER BE KNOWN AS "785 BISMARK AVENUE SUBDIVISION". ALL KNOWN EASEMENTS OF RECORD ARE SHOWN HEREON.

WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS_____ DAY OF

_____, 2024.

_____ _____
_____ _____
_____ _____
SIGNATURE(S) PRINTED NAME(S)

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

ON THIS _____ DAY OF _____, 2024, 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

NOTE HOLDER'S SCRIPT:

THE UNDERSIGNED A _____ CORPORATION, BEING THE HOLDER OF A PROMISSORY NOTE SECURED BY A DEED OF TRUST ENCUMBERING THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY AND RESUBDIVISION PLAT, DOES HEREBY JOIN IN THE EXECUTION OF THIS PLAT.

IN WITNESS WHEREOF, _____, HAS CAUSED THIS PLAT TO BE SIGNED

THIS _____ DAY OF _____, 2024.

_____

BY: _____

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

ON THIS _____ DAY OF _____, 2024 BEFORE ME APPEARED

_____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY

SWORN, DID SAY THAT _____ IS THE _____ OF

THE, _____ THE FOREGOING WAS SIGNED AND SEALED ON

BEHALF OF SAID _____ BY AUTHORITY OF ITS BOARD OF DIRECTORS, THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE

_____.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR LAST ABOVE WRITTEN.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

Description of Tract Surveyed:
Lots 197, 198, 199 and 200 of Algonquin View, a subdivision recorded in Plat Book 22 Page 28, also that part of vacated Alleys adjacent to the West line of said Lot 197, also adjacent to the North line of said Lots 197 through 200, said Alleys vacated by Ordinance recorded in Book 359! Page 10 of the St. Louis County Missouri Records and being more particularly described as follows:

Beginning at the common South corner of Lots 200 & 201, said point also being on the North line of Bismark Avenue being 40 feet wide, thence Westerly along said North line, North 88 degrees 56 minutes 00 seconds West a distance of 128.00 feet to a point in the center of said vacated Alley, said point being 8.00 feet West of the Southwest corner of said Lot 197; thence Northerly along the center of said Vacated Alley and parallel with the West line of said Lot 197, North 00 degrees 44 minutes 00 seconds East a distance of 203.00 feet to the centerline intersection with said East-West vacated Alley; thence Easterly along the Center of said vacated Alley and parallel with the North line of said Lots 197 – 200, South 88 degrees 56 minutes 00 seconds East a distance of 128.00 feet to a point being 8.00 feet North of the Northeast corner of said Lot 200; thence Southerly and along the East line of said Lot 200, South 00 degrees 44 minutes 00 seconds West a distance of 203.00 feet to the point of beginning, containing 25,983 square feet or 0.596 acres more or less.

Meridian Surveying Services LLC (agent)

STATE OF MISSOURI
LEE C. FERRENBACH III
NUMBER
PLS-2310
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

(agent) Lee C Ferrenbach III
General Manager

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:
12) - METROPOLITAN ST. LOUIS SEWER DISTRICT EASEMENT (10297/644); AS SHOWN HEREON.

1"=0.08'
2"=0.16'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'
12"=1.00'

MERIDIAN LAND SURVEYING
21 POINT WEST BLVD, ST. CHARLES,MO 63301
PHONE: 636-939-2900
FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM

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CORPORATE LICENSE NO. 2010021844

PROJECT# 76175LS

MERIDIAN LAND SURVEYING

DRAFTER:	REVIEWER:
KMG	LCF
FIELD CREW:	DATE:
MWH/AJS	03/25/2024
DRAWING NO:	SCALE:
01	1" = 20'

SHEET 1 OF 1