

**NOTICE OF PUBLIC HEARING
DO NOT REMOVE**

**BOARD OF ZONING ADJUSTMENT OF JEFFERSON COUNTY, MISSOURI,
NOTICE OF MEETING**

Notice is hereby given that the Board of Zoning Adjustment of Jefferson County, Missouri, will conduct a meeting at 4:00 p.m., Thursday December 14th, 2023, in the Assembly Room of the Jefferson County Administration Center, 729 Maple Street, Hillsboro, Missouri.

The tentative agenda of this meeting includes:

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

Minutes of the November 16, 2023 Board of Zoning Adjustment Meeting

V. SWEARING IN OF WITNESSES

VI. INTRODUCTION OF EVIDENCE

VII. OLD BUSINESS

- A. BOA23010: Application for a variance to Chapter 400: Unified Development Order, Article V, Section 400.1670, of the Code of Ordinances of Jefferson County, for side yard setback requirements for a garage in a Single Family Residential (R-40) Zone District, 02-9.0-30.0-0-002-022. located at 3830 Rock Creek Terrace, High Ridge, MO in High Ridge Township and County Council District #7.

VIII. NEW BUSINESS

- A. BOA23012: Application for a variance to Chapter 400: Unified Development Order, Article V, Section 400.1670, of the Code of Ordinances of Jefferson County, for front yard setback requirements for a retaining wall in a Large Lot Residential (LR-2) Zone District, 19-8.0-27.0-0-000-001.28. located at 3061 Stonebridge Place, Festus MO in Platin Township and County Council District #5
- B. BOA23013: Application for a variance to Chapter 400: Unified Development Order, Article V, Section 400.1670, of the Code of Ordinances of Jefferson County, for rear yard setback requirements for a deck in a Single Family Residential (R-7) Zone District, 09-4.0-19.0-1-001-002.83. located at 539 Artic Wolf, Imperial MO in Windsor Township and County Council District #4.
- C. BOA23014: Application for a variance to Chapter 400: Unified Development Order, Article V, Section 400.1670, of the Code of Ordinances of Jefferson County, for front yard setback requirements for a residence in a Single Family Residential (R-40) Zone District, 08-8.0-33.0-0-0000-013. located at 3410 Wedde Road, Barnhart MO in Imperial Township and County Council District #4.

IX. REPORTS TO THE BOARD

X. EXECUTION OF BOARD OF ZONING ADJUSTMENT ORDERS

XI. CITIZENS TO BE HEARD

XII. ADJOURNMENT

Representative of the media may obtain copies of this notice by contacting the Planning Division at 636-797-5580, Jefferson County Planning Division, PO Box 100, Hillsboro, Missouri, 63050.

Any person requiring special accommodation under the Americans with Disabilities Act should contact Human Resources, at 636-797-5071.

Please be Advised: Members of the County Council May Be in Attendance at this Meeting

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

Staff Report to the Board of Zoning Adjustment
Meeting Date: December 14, 2023

General Information:

Petition Number: BOA23010

Applicant Name: David Brannan
Street Address: 3830 Rock Creek Terrace Dr
City, State, ZIP: High Ridge, MO 63049

Owner Name: Same as above.
Street Address:
City, State, ZIP:

Location of Site: The subject property is located at 3830 Rock Creek Terrace Dr in High Ridge.

Requested Action: Relief from Chapter 400, Article V, Section 400.1670 – Minimum Building Setbacks – for a reduction in the required side yard setback in the “R40” zone district for an attached garage from 10 feet to 8 feet.

Size of Tract: 0.83 acres
Parcel Number: 02-9.0-30.0-0-002-022
Existing Zone District: R40
Council District: #7
Township: Rock

Prepared By: Rachel Krispin
Date: October 31, 2023
Recommendation: Denial

Attachments: 1. Aerial Map
2. Zoning Map
3. Site Plan

Subject Property

The property is located at 3830 Rock Creek Terrace Dr in High Ridge. The property is roughly .83 acres in size and is developed with a single-family home. The property is zoned Single-Family Residential "R40".

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodplain or floodway, and no stream orders traverse the property.

Surrounding Areas

The zone districts and land uses surrounding the subject property include:

To the North:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Undeveloped Residential
To the South:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Undeveloped Residential
To the West:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is requesting relief from the required 10-foot side yard setback for a garage that is proposed to be attached to the existing residence. The proposed attached garage is shown being located 8 feet from the side property line requiring a 2-foot reduction in the setback requirement.

Analysis

Article 17, Section 400.5770, of the Code of Ordinances of Jefferson County, asserts the powers of the Board of Zoning Adjustment. The Revised Statutes of the State of Missouri and the Jefferson County Unified Development Order deem the following conditions necessary for granting a variance. Staff's comments (**in bold**) follow each condition.

- The variance requested arises from a condition that is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.

As required by the Jefferson County UDO, garages such as the one proposed are required to be located 10 feet from the side property line in the "R40" zone district. The request arises from the petitioner's desire to construct an attached garage that encroaches on the side building setback.

- Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.

The lot is located further from the road (Rock Creek Terrace Dr) than the other lots within the subdivision. Additionally, the residence is further back than the adjoining property, which could minimize the impact to the neighboring property as the structure is not directly situated next to another structure. However, the request arises from the petitioner's desire to construct an attached garage in the desired size and in the desired location. Denial of the variance would not deprive the owner of the residential use of the property.

- The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community.

The granting of the variance will not likely cause detriment to the public health, safety, morals, or general welfare of the community.

- The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

The requested variance is not consistent with the intent, purpose, and integrity of the zone plan as embodied in the Jefferson County Unified Development Order.

Staff Recommendation

Based on the analysis, staff recommends **Denial** of the requested variance for relief from the required 10-foot side yard setback to be reduced to 8 feet along the side property line in the "R40" zone district.

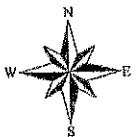
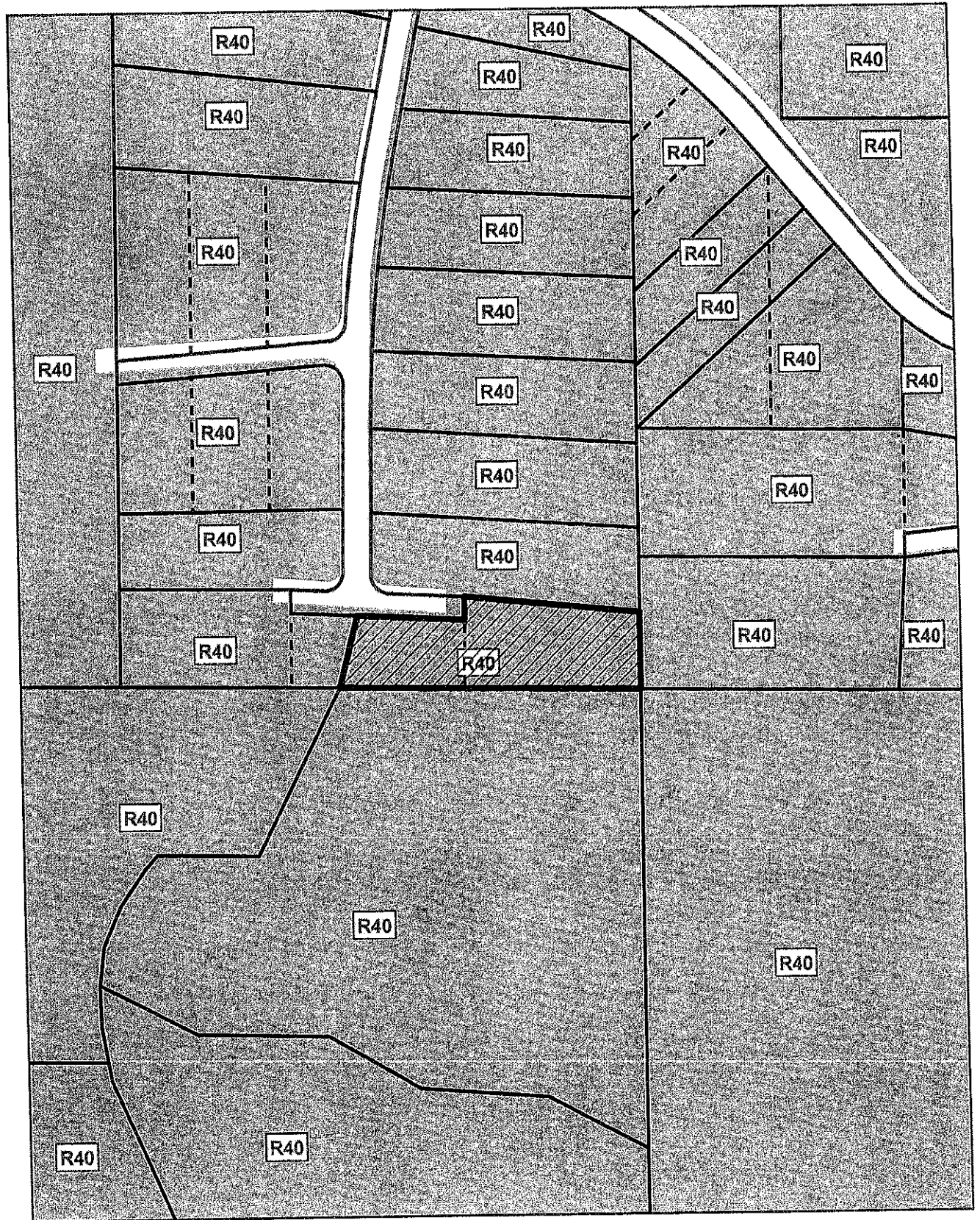
BOA23010 - Brannan



Subject Property



BOA23010 - Brannan



Subject Property

0 120 240 480 Feet

Lot 10

North 115.03'

Lot 9

LOT 8

96'

existing home

new Garage

192.95'

35'

septic

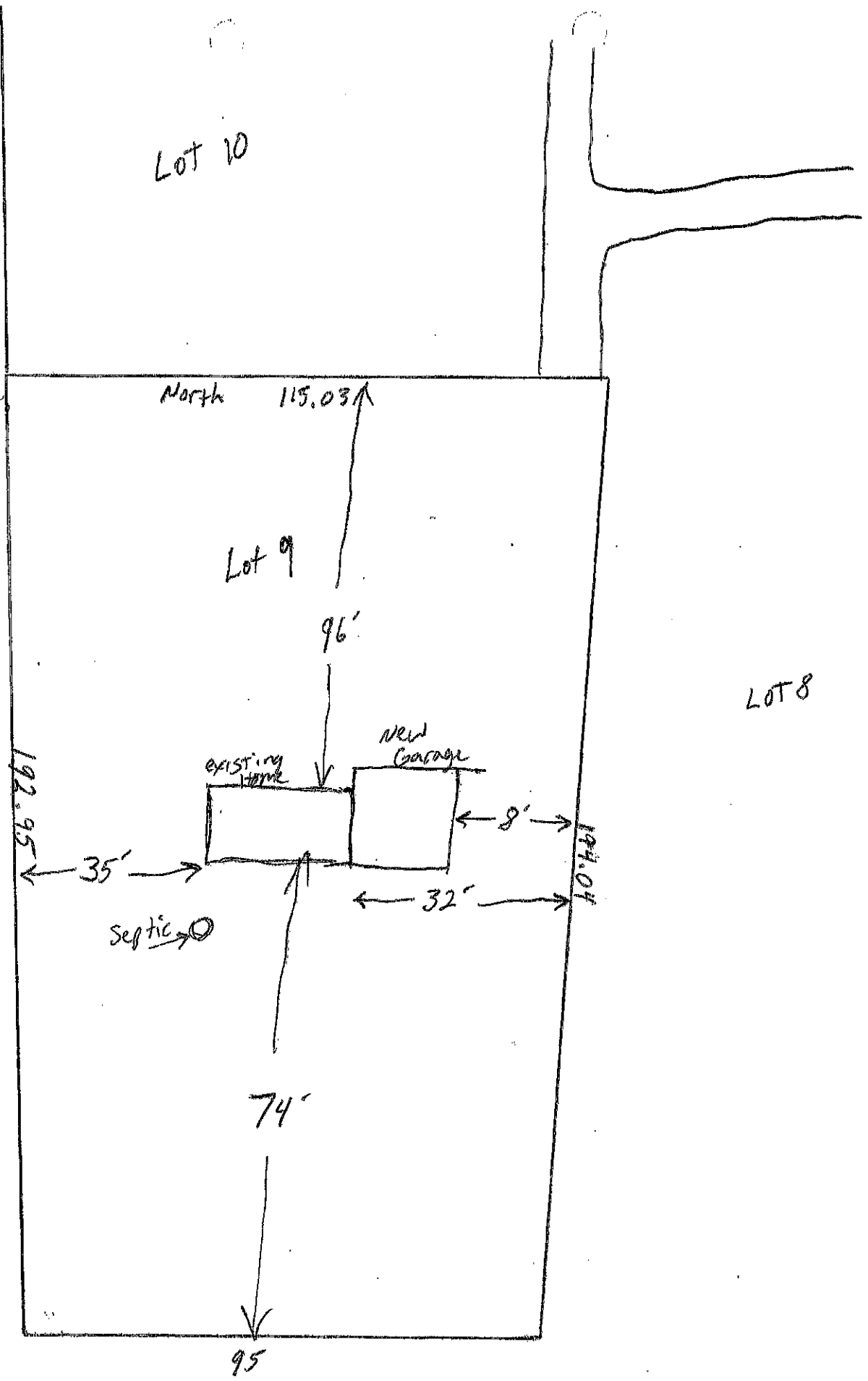
8'

32'

194.04'

74'

95'



Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

Staff Report to the Board of Zoning Adjustment
Meeting Date: December 14, 2023

General Information:

Petition Number: BOA23012

Applicant Name: Ron Chiodini
Street Address: 4320 Marseille Dr.
City, State, ZIP: St. Louis, MO 63129

Owner Name: Same
Street Address:
City, State, ZIP:

Location of Site: Site is located at 3061 Stonebridge Place, Festus, MO.

Requested Action: Relief from Chapter 400, Article V, Section 400.1670 – Minimum Building Setbacks – for a reduction in the required side yard setback in the “LR2” zone district for a retaining wall from 20’ feet to 15’ feet.

Size of Tract: 2.73 acres (Assessor’s records)
Parcel Number: 19-8.0-27.0-0-000-001.28
Existing Zone District: LR2
Council District: #5
Township: Platin

Prepared By: Josh Jump, Planner II
Date: December 4, 2023
Recommendation: Denial

Attachments:
1. Aerial Map
2. Zoning Map
3. Site Plan

Subject Property

The subject property is located at 3061 Stonebridge Place in Festus, MO. The property is developed with a single-family detached home. The parcel is 2.73 acres in size and zoned Large Lot Residential "LR2".

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodway or floodplain, and no stream orders traverse the property.

Surrounding Areas

The zone districts and land uses surrounding the subject property include:

To the North:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	LR2
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is requesting relief from the required 20-foot side yard setback to 15', for a retaining wall.

Analysis

Article 17, Section 400.5770, of the Code of Ordinances of Jefferson County, asserts the powers of the Board of Zoning Adjustment. The Revised Statutes of the State of Missouri and the Jefferson County Unified Development Order deem the following conditions necessary for granting a variance. Staff's comments (**in bold**) follow each condition.

- The variance requested arises from a condition that is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.

As required by the Jefferson County UDO, structures, are to be located 20' feet from side property lines, in the "LR2" zone district. The petitioner is proposing a retaining wall to be located at 15' feet from the side property line. The property is 4+ acres in size but the location of the house and attached garage is what is requiring the retaining wall height and size.

- Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.

The property does not exhibit any serious topographical challenges. The placement of both the residence and subsequent retaining wall trigger the request for a variance. The terrain, while it does have a slope, does not create unreasonable difficulties that prevent the viability of locating a new residence and attached garage and needed retaining wall on the property within, or more closely aligned with, the side setback requirements.

- The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community.

The granting of the variances will not likely cause detriment to the public health, safety, morals, or general welfare of the community. The proposed retaining wall, while it is encroaching, is there to support the residence and the placement of the attached garage.

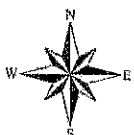
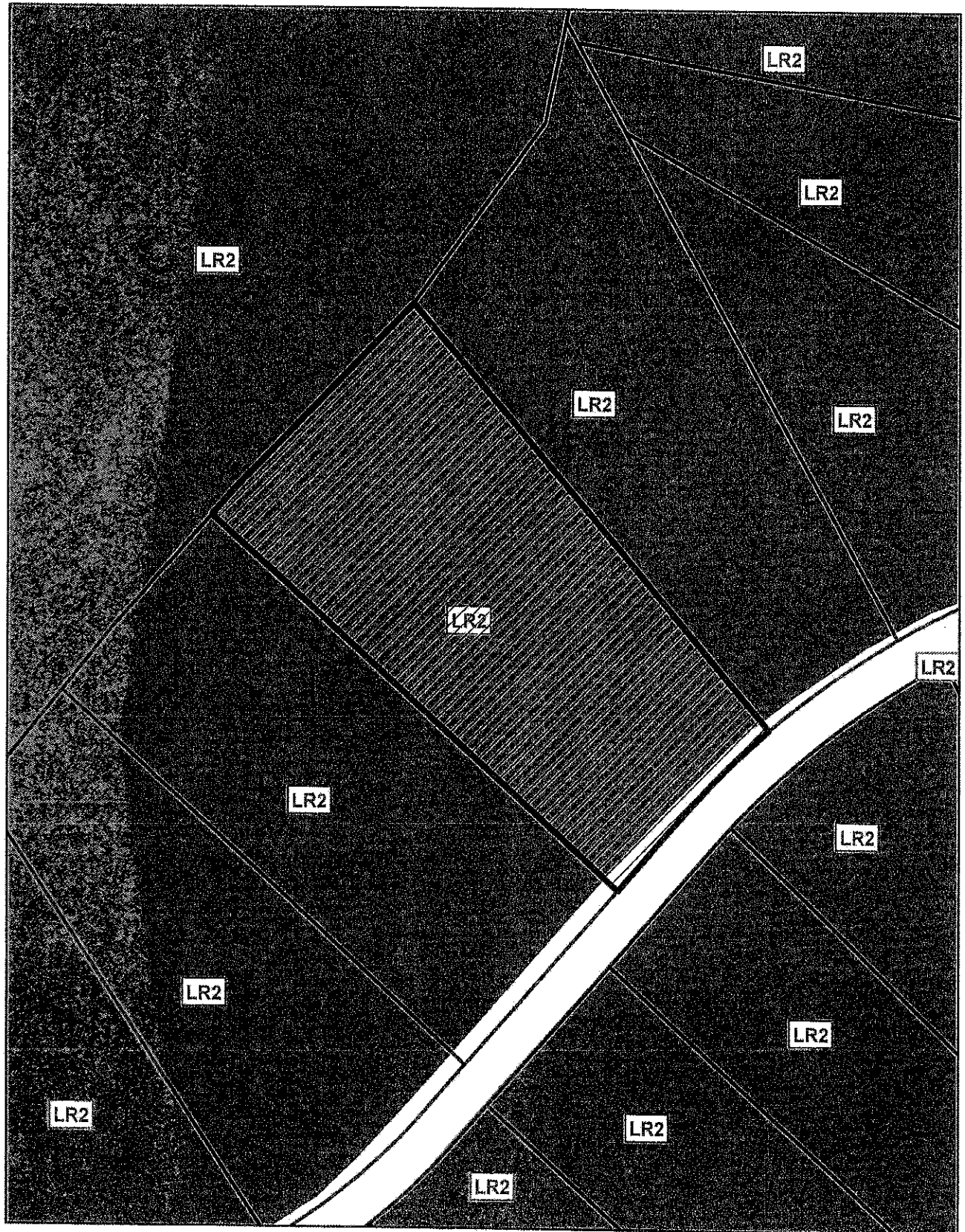
- The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

The requested variance is not consistent with the intent, purpose, and integrity of the zone plan as embodied in the Jefferson County Unified Development Order.

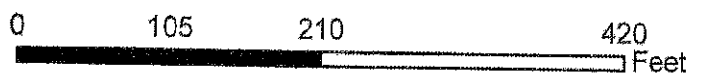
Staff Recommendation

Based on the analysis, staff recommends **Denial** of the requested variance for relief from the required 20-foot side yard setback to be reduced to 15 feet on US Highway 61, in the "LR2" zone district.

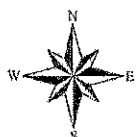
BOA23012 - Chiodini



Subject Property



BOA23012 - Chiodini



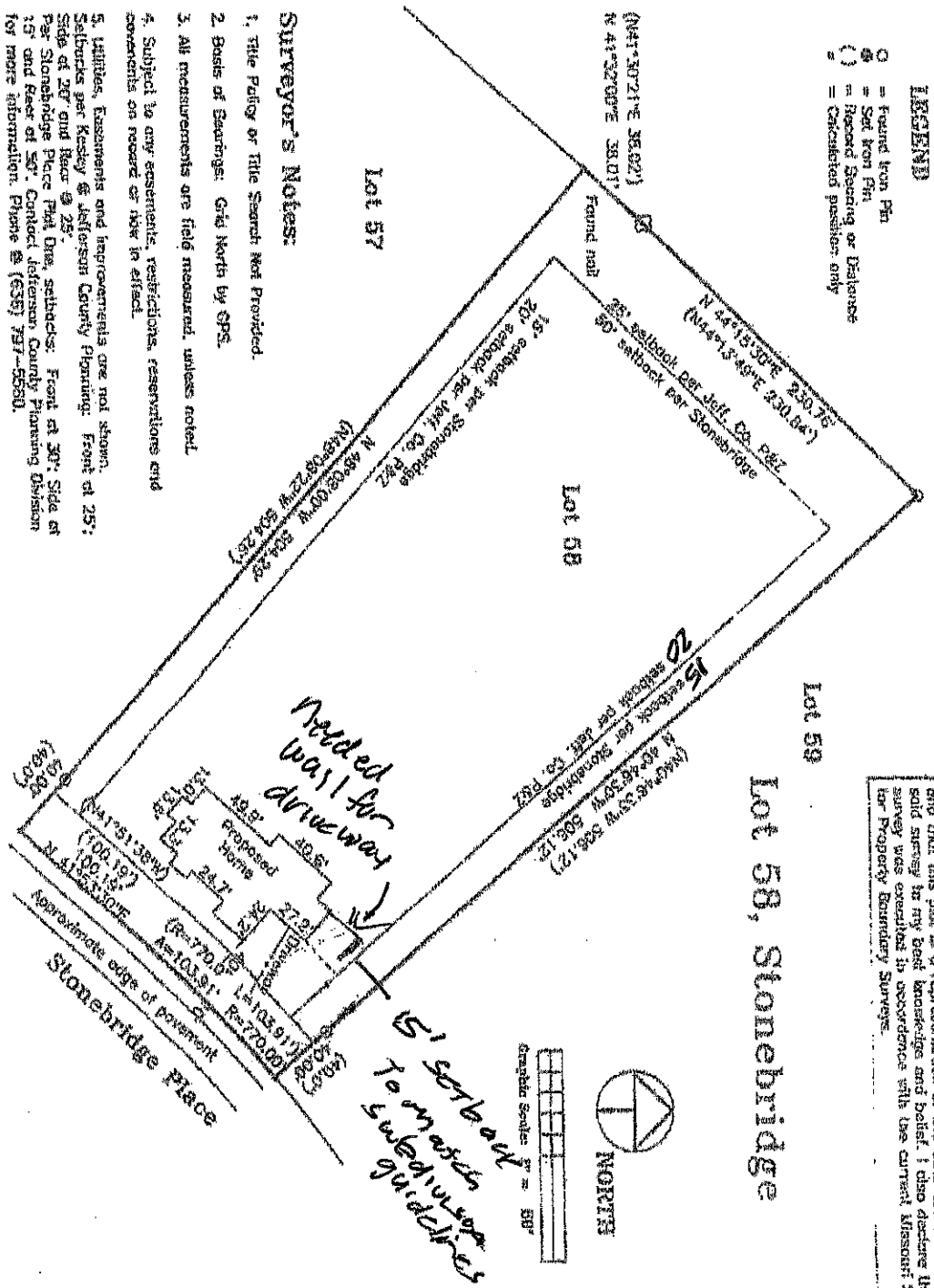
Subject Property

0 105 210 420 Feet

LEGEND

- = Found Iron Pin
- ⊕ = Set Iron Pin
- () = Record Bearing or Distance
- = Chained position only

- Surveyor's Notes:**
1. Title Policy or Title Search Not Provided.
 2. Basis of Bearings: Grid North by GPS.
 3. All measurements are field measured, unless noted.
 4. Subject to any easements, restrictions, reservations and covenants on record or now in effect.
 5. Utilities, Easements and Improvements are not shown.
- Setbacks per Keesey & Jefferson County Planning: Front at 25'; Side at 20' and Rear @ 25'.
Per Stonebridge Place Plat One, setbacks: Front at 30'; Side at 15' and Rear at 30'. Contact Jefferson County Planning Division for more information. Phone @ (636) 737-5580.



I, Ram Chiodini, I performed a Urban Property Boundary Survey and that this plat is a representation of the data obtained during said survey in my best knowledge and belief. I also declare that said survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys.

JEFFERSON COUNTY, MISSOURI

BADER LAND SURVEYING, INC.
18255 Sugar Bottom Road
Ste. Genevieve, MO 63670
baderlandsurveying@gmail.com
Phone and Fax: (573) 483-2777
LSC #2001020484

Survey Ordered by:
Ramdy Edmond
Stonebridge Place
Gerald V. Bader
Sta. Genevieve
County Surveyor
Missouri PLS # 2544

[Signature]
7-19-25

Date: 7-17-2023, eb
Reviewed: PLS: KC22105
Screen Size: KC22105A

Chiodini

Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

Staff Report to the Board of Zoning Adjustment
Meeting Date: December 14, 2023

General Information:

Petition Number: BOA23013

Applicant Name: Sadet Ljubljankic
Street Address: 539 Arctic Wolf Dr.
City, State, ZIP: Imperial, MO 63052

Owner Name: Same as above
Street Address:
City, State, ZIP:

Location of Site: The subject property is located at 539 Arctic Wolf Dr. in Imperial.

Requested Action: Relief from Chapter 400, Article V, Section 400.1670 – Minimum Building Setbacks – for a reduction in the required rear yard setback in the “R7” zone district for a covered deck from 30 feet to 23 feet.

Size of Tract: Roughly .16 acres
Parcel Number: 09-4.0-19.0-1-001-002.83
Existing Zone District: R7
Council District: #4
Township: Windsor

Prepared By: Josh Jump/Planner II
Date: December 4, 2023
Recommendation: Denial

Attachments: 1. Aerial Map
2. Zoning Map
3. Site Plan

Subject Property

The property is located at 539 Arctic Wolf Dr. in Imperial. The property is roughly .16 acres in size and is developed with a single-family home. The property is zoned Single-Family Residential "R7".

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodplain or floodway, and no stream orders traverse the property.

Surrounding Areas

The zone districts and land uses surrounding the subject property include:

To the North:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R7
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is requesting relief from the required 30-foot rear yard setback for a covered deck. The proposed covered deck is shown being located 23 feet from the rear property line requiring a 7-foot reduction in the setback requirement.

Analysis

Article 17, Section 400.5770, of the Code of Ordinances of Jefferson County, asserts the powers of the Board of Zoning Adjustment. The Revised Statutes of the State of Missouri and the Jefferson County Unified Development Order deem the following conditions necessary for granting a variance. Staff's comments (**in bold**) follow each condition.

- The variance requested arises from a condition that is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.

As required by the Jefferson County UDO, covered decks such as the one proposed are required to be located 30 feet from the rear property line in the "R7" zone district. The request arises from the petitioner's desire to construct a covered deck that encroaches on the rear building setback.

- Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.

The lot is completely normal in shape in size with no topographical challenges. The Wolf Hollow development is a development that was

recently completed so the lots all meet UDO standards in terms of depth and width. In addition the lots were designed by the developer to utilize all available building area for the primary residential structure. If covered decks were to be an option, the developer could have asked for larger lots to accommodate them. The request arises from the petitioner's wish to construct a covered deck at the desired size and in the desired location. Denial of the variance would not deprive the owner of the residential use of the property.

- The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community.

The granting of the variance could potentially cause detriment to the public health, safety, morals, or general welfare of the community. The reduction of the setback to non-UDO standards for a structure with a roof could impact the neighboring property to the west as the rear property line does directly back up to another lot owned by a private individual.

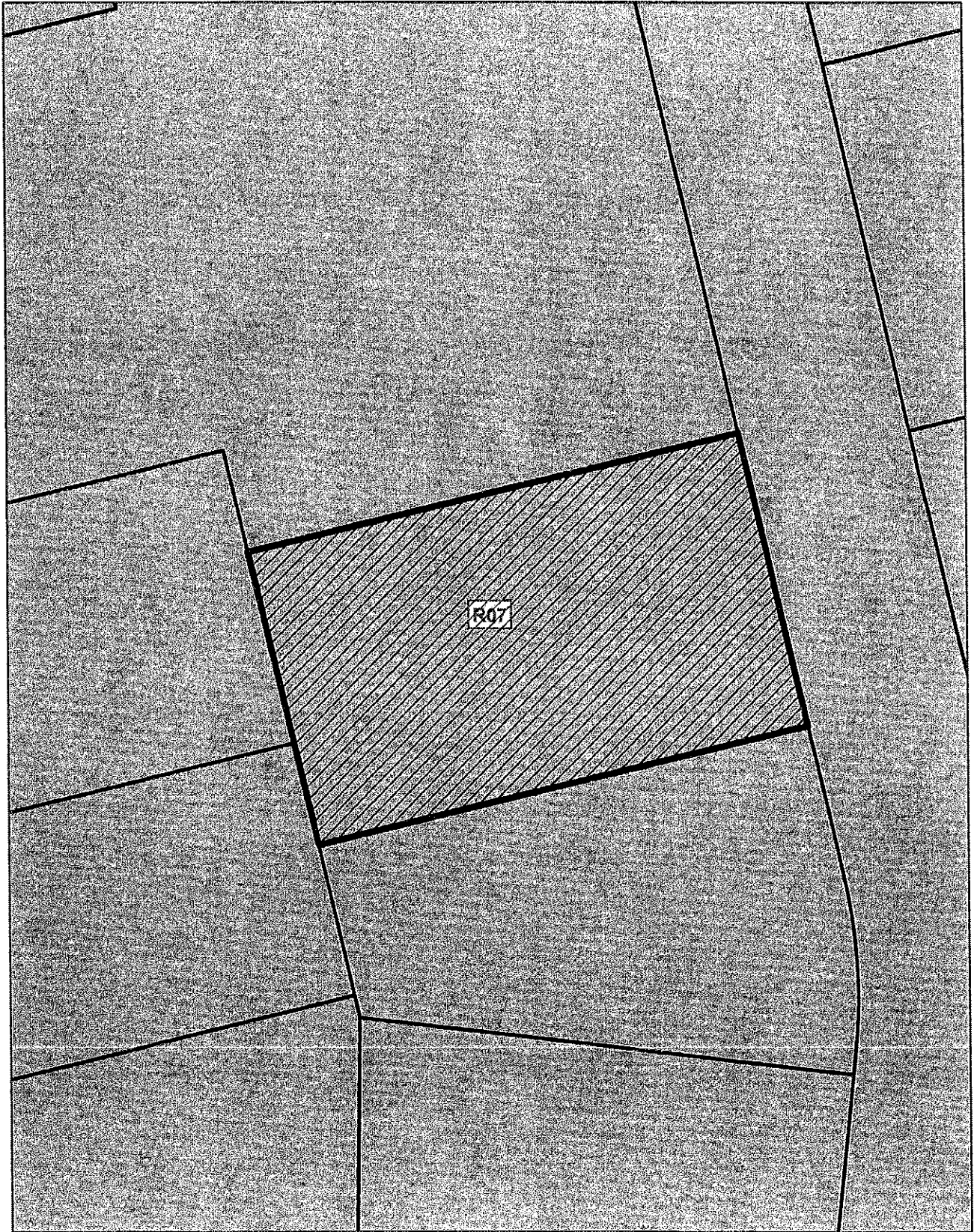
- The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

The requested variance is not consistent with the intent, purpose, and integrity of the zone plan as embodied in the Jefferson County Unified Development Order.

Staff Recommendation

Based on the analysis, staff recommends Denial of the requested variance for relief from the required 30-foot rear yard setback to be reduced to 23 feet along the rear property line in the "R7" zone district.

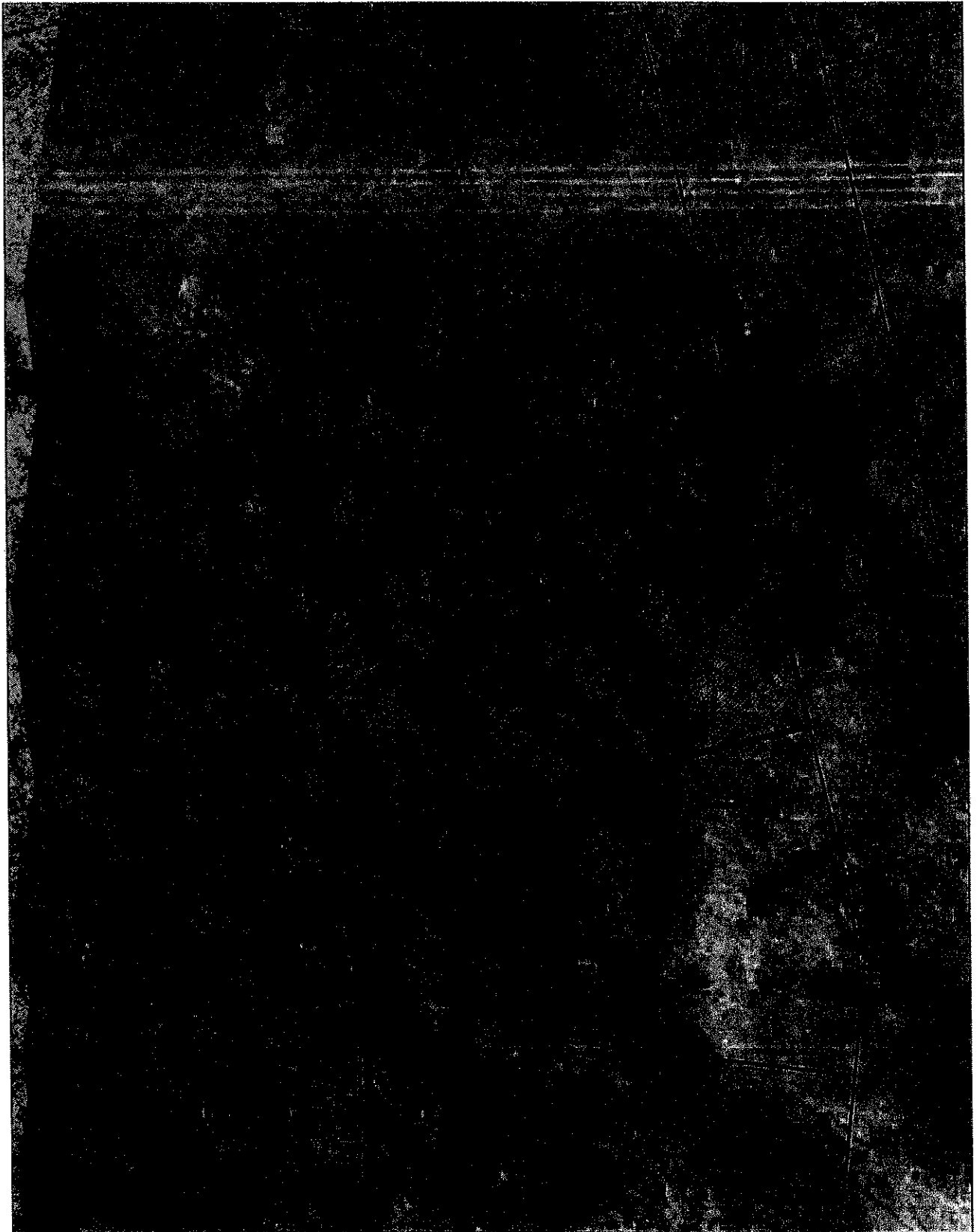
BOA23013 - Ljubijankic



Subject Property

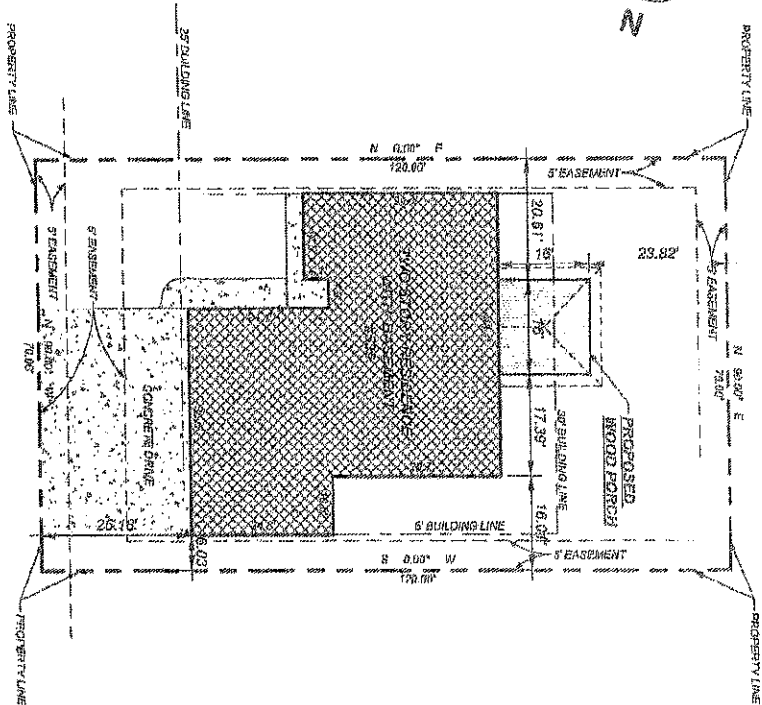
0 25 50 100 Feet

BOA23013 - Ljubijankic



Subject Property

0 25 50 100 Feet



1 SITE PLAN
1" = 20'-0"

ALL JOINING MATERIALS USED ON NATURALLY DURABLE OR PRESERVE-PRESERVATIVE TREATED (AND DISCING, PULPING, AND SPLIT) WOODS MUST BE OF NATURALLY DURABLE OR PRESERVE-PRESERVATIVE TREATED WOOD OR APPROVED STRUCTURAL PLASTIC PRODUCTS WITH VALID AND EVALUATION DOCUMENT REPORT.

FASSTENERS FOR PRESERVE-PRESERVATIVE WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM BRONZE OR COPPER BRONZE OR COPPER BRONZE ONE HALF INCH DIAMETER OR GREATER STEEL BOLTS.

ALL EXTERIOR BOLTS AND CONNECTORS, ETC. MUST BE GALVANIZED OR STAINLESS STEEL, STAINLESS STEEL, ALUMINUM BRONZE OR COPPER BRONZE ONE HALF INCH DIAMETER OR GREATER STEEL BOLTS.

SHEET LIST	
SHEET NO.	SHEET NAME
A 1	SITE PLAN
A 2	FOOTING & DETAILS
A 3	FLOOR PLAN & DETAILS
A 4	SECTIONS
A 5	FOOTING & ROOF PLAN & DETAILS
A 6	ELEVATION
A 7	ELEVATIONS

PROJECT NUMBER 5033A DATE 08/18/2010 DRAWN BY ALAN CHECKED BY CHAD	SCALE 1" = 20'-0"	SHEET TITLE SITE PLAN PROPOSED WOOD PORCH 539 ARCTIC WOLF DRIVE IMPERIAL, MO 63010	MURISA & SADET LJUBJANKIC 539 ARCTIC WOLF DRIVE IMPERIAL, MO 63010	ARCHITECT 539 ARCTIC WOLF DRIVE IMPERIAL, MO 63010 TEL: 636-399-1111 FAX: 636-399-1111 E-MAIL: MURISA@MURISAJOB.COM SADET@MURISAJOB.COM
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Jefferson County, Missouri

PLANNING DIVISION

PO Box 100
HILLSBORO, MO 63050
(636) 797-5580

Staff Report to the Board of Zoning Adjustment
Meeting Date: December 14, 2023

General Information:

Petition Number: BOA23014

Applicant Name: Randall & Anita Parks
Street Address: 2325 Pecan Dr
City, State, ZIP: St. Louis MO 63125

Owner Name: Same as above
Street Address:
City, State, ZIP:

Location of Site: Site is located near the intersection of Wedde Rd and Kentucky Rd

Requested Action: Relief from Chapter 400, Article V, Section 400.1670 – Minimum Building Setbacks – for a reduction in the required front yard setback in the “R40” zone district for a new residence from 50 feet to 48 feet.

Size of Tract: 3.92 acres (Assessor's records)
Parcel Number: 08-8.0-33.0-0-000-013
Existing Zone District: R40
Council District: #4
Township: Imperial

Prepared By: Rachel Krispin
Date: November 20, 2023
Recommendation: Approval

Attachments: 1. Aerial Map
2. Zoning Map
3. Site Plan

Subject Property

The subject property is located near the intersection of Wedde Rd and Kentucky Rd in Barnhart. The parcel is currently undeveloped and is zoned Single-Family Residential "R40".

According to FEMA's Flood Rate Insurance Map, no portion of the property lies within the floodway or floodplain, and no stream orders traverse the property.

Surrounding Areas

The zone districts and land uses surrounding the subject property include:

To the North:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the East:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the South:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential
To the West:	<u>Zoning:</u>	R40
	<u>Land Use:</u>	Developed Residential

Petitioner's Request

The petitioner is requesting relief from the required 50-foot front yard setback for a single-family residence. The proposed building line is shown being located at 48 feet, requiring a 2-foot reduction in the setback requirement. The lot has frontage along Wedde Rd.

Analysis

Article 17, Section 400.5770, of the Code of Ordinances of Jefferson County, asserts the powers of the Board of Zoning Adjustment. The Revised Statutes of the State of Missouri and the Jefferson County Unified Development Order deem the following conditions necessary for granting a variance. Staff's comments (**in bold**) follow each condition.

- The variance requested arises from a condition that is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.

As required by the Jefferson County UDO, structures are to be located 50 feet from a front yard property line in the "R40" zone district. The request arises from the petitioner's desire to build a residence in the eastern portion of the property.

- Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property the strict application of the provisions of the regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.

The topography of the lot does create some issues in finding places on the property to be able to construct a residence. From the front of the property to the

rear, there is roughly a 200-foot difference in elevation. The location of the proposed residence is near Wedde Rd, where the land is the flattest and at the highest elevation of the property. The property is currently undeveloped.

- The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community.

The granting of the variance will not likely cause detriment to the public health, safety, morals, or general welfare of the community. The proposed residence would be in line with other residences along Wedde Rd. In addition, the petitioner is asking for a 2-foot reduction, which is a minimal request in an effort to meet the front setback requirement.

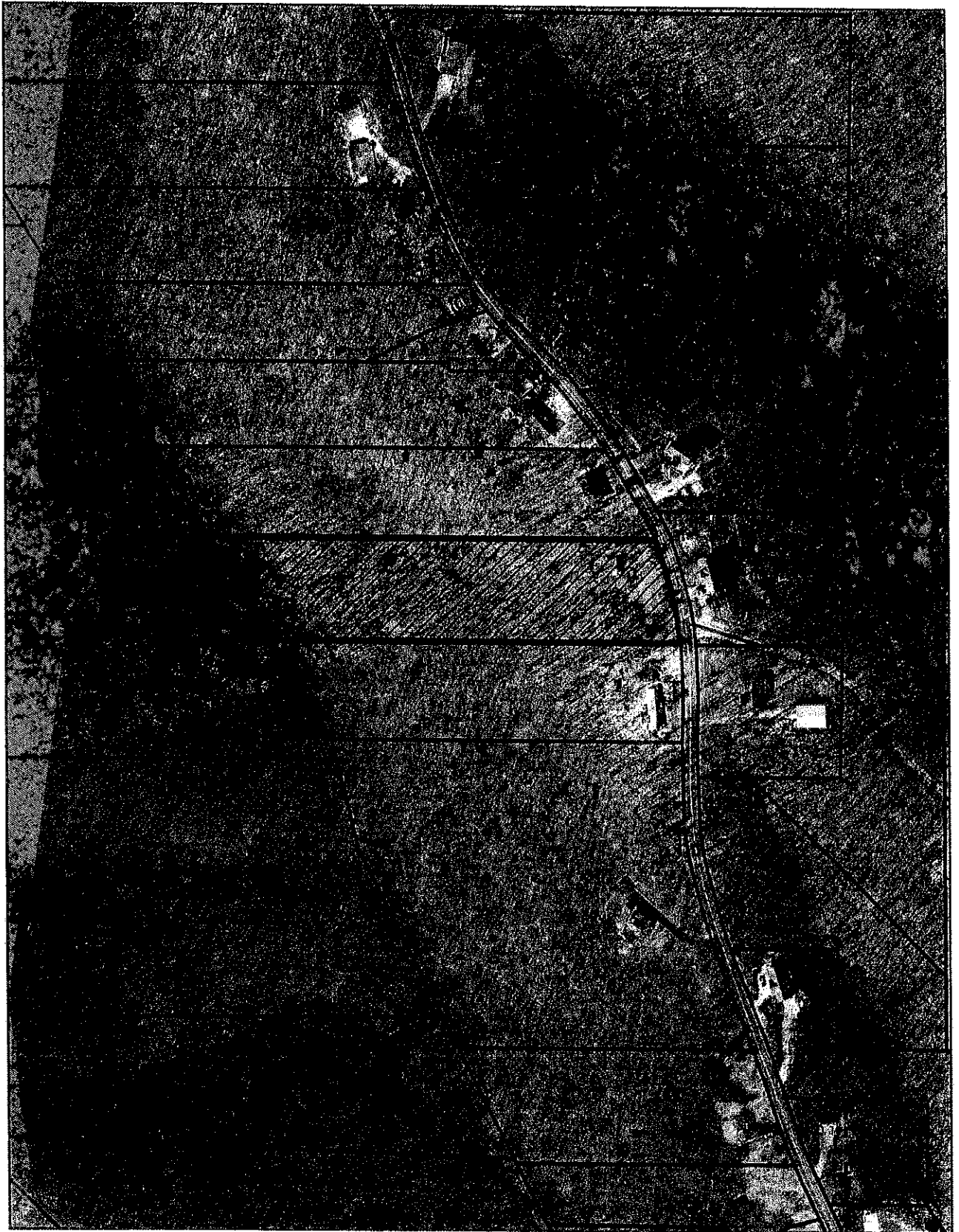
- The granting of the variance will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the UDO.

The requested variance is not consistent with the intent, purpose, and integrity of the zone plan as embodied in the Jefferson County Unified Development Order.

Staff Recommendation

Based on the analysis, staff recommends Approval of the requested variance for relief from the required 50-foot front yard setback to be reduced to 48 feet along the eastern property boundary line in the "R40" zone district.

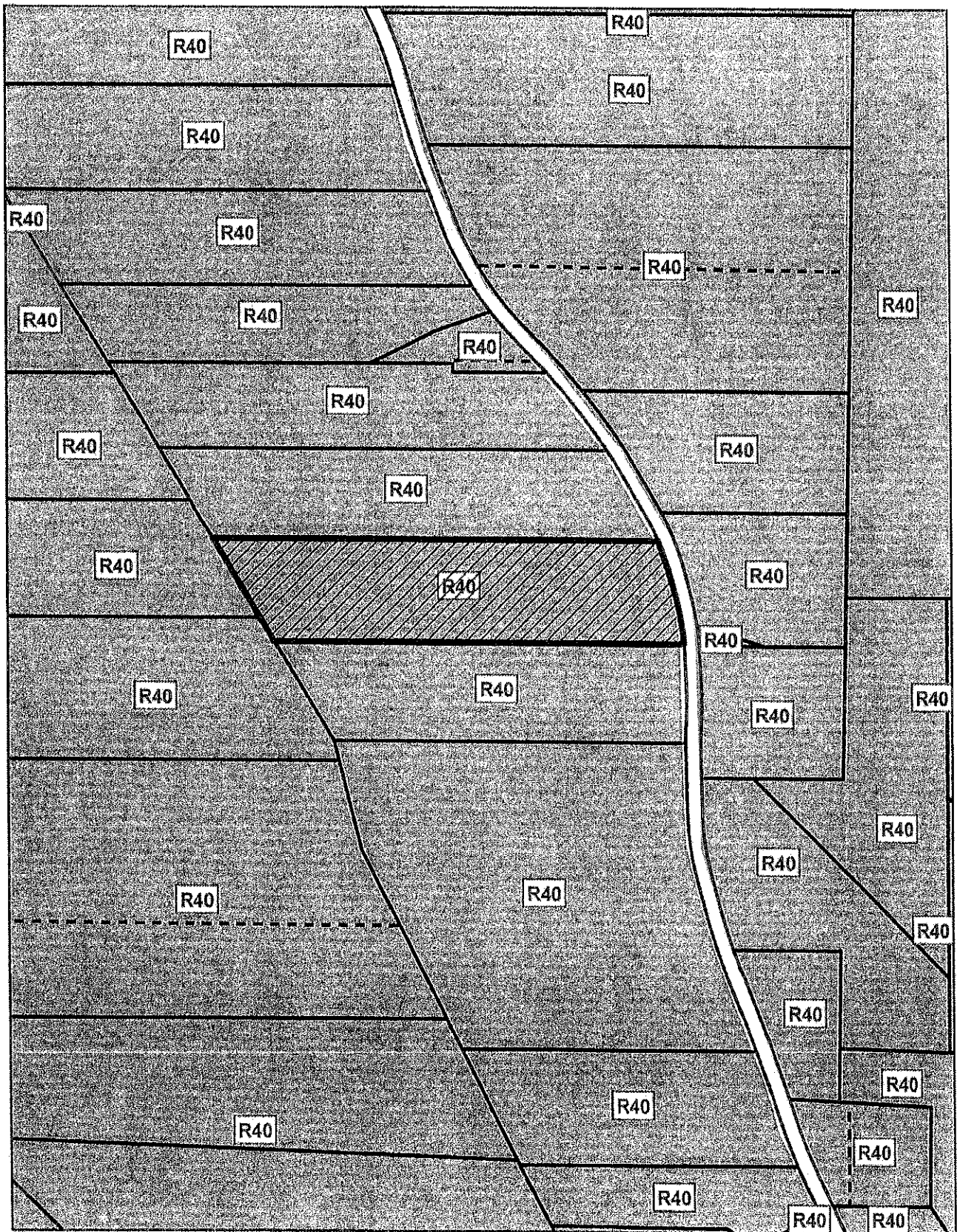
BOA23014 - Parks



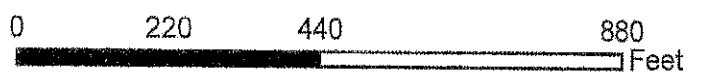
Subject Property

0 220 440 880 Feet

BOA23014 - Parks



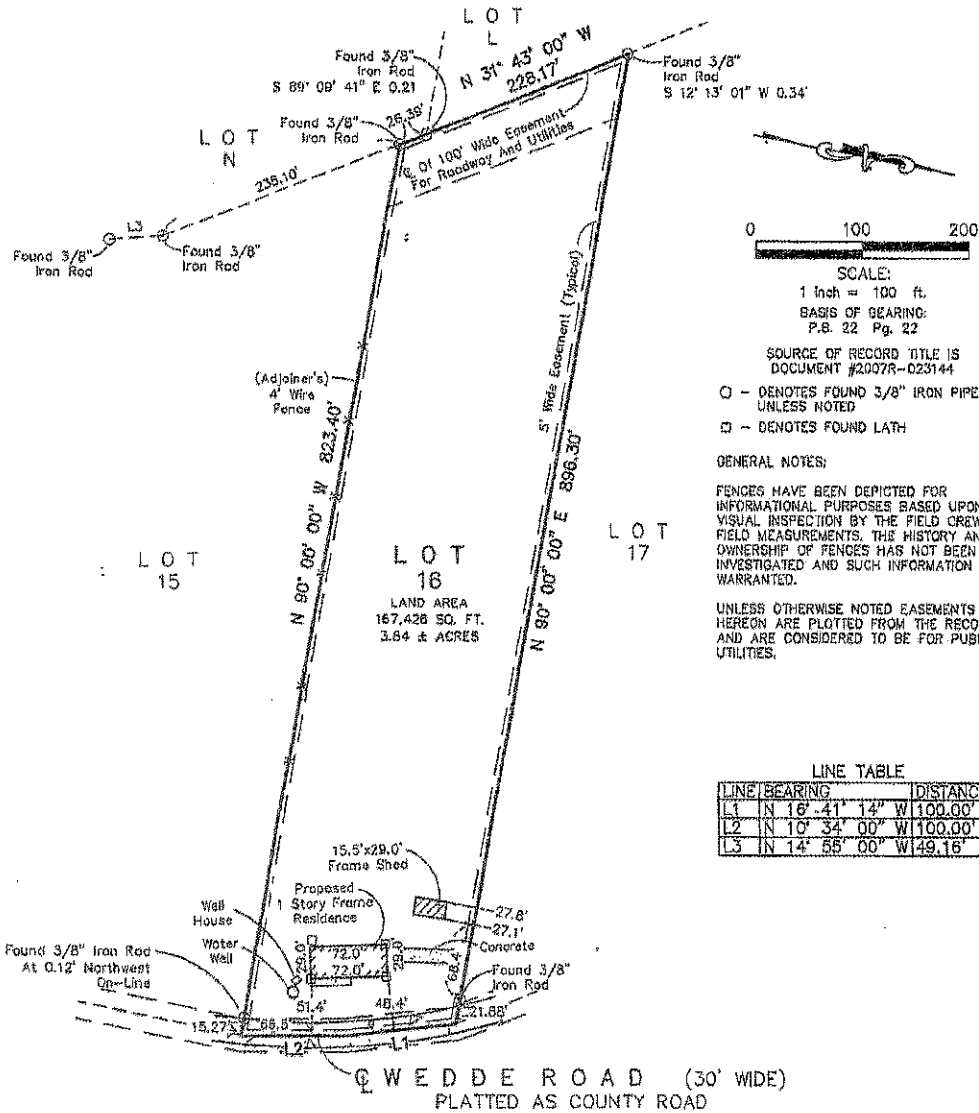
Subject Property



BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS AND EASEMENTS

ANTONIA HILLS ADDITION ONE

JEFFERSON COUNTY, MISSOURI



0 100 200

SCALE:
1 inch = 100 ft.
BASIS OF BEARING:
P.B. 22 Pg. 22

SOURCE OF RECORD TITLE IS
DOCUMENT #2007R-023144

○ - DENOTES FOUND 3/8" IRON PIPE
UNLESS NOTED
□ - DENOTES FOUND LATH

GENERAL NOTES:

FENCES HAVE BEEN DEPICTED FOR INFORMATIONAL PURPOSES BASED UPON A VISUAL INSPECTION BY THE FIELD CREW AND FIELD MEASUREMENTS. THE HISTORY AND OWNERSHIP OF FENCES HAS NOT BEEN INVESTIGATED AND SUCH INFORMATION IS NOT WARRANTED.

UNLESS OTHERWISE NOTED EASEMENTS SHOWN HEREON ARE PLOTTED FROM THE RECORD PLAT AND ARE CONSIDERED TO BE FOR PUBLIC UTILITIES.

LINE TABLE

LINE	BEARING	DISTANCE
1	N 16° 41' 14" W	100.00'
2	N 10° 34' 00" W	100.00'
3	N 14° 55' 00" W	149.16'

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF ANITA AND RANDY PARKS, WE HAVE DURING THE MONTH OF OCTOBER 2023, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS ON LOT 16 OF ANTONIA HILLS ADDITION ONE, A SUBDIVISION RECORDED IN PLAT BOOK 22 PAGE 22 OF THE JEFFERSON COUNTY LAND RECORDS OFFICE IN HILLSBORO, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING. THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 18 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED JUNE 30, 2022. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 12TH DAY OF OCTOBER, 2023.

A TITLE COMMITMENT/POLICY WAS NOT PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THE SURVEY.

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JOB NO.: 2309-013

DRWN BY: D.J.C.

DEPUTY: B.M.

CHK'D BY: M.L.M.

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By: Marty L. Marler
MARTY L. MARLER
MISSOURI P.L.S. 2501
MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D