

**AN ORDINANCE OF THE CITY OF TWIN OAKS, MISSOURI, APPROVING A LOT CONSOLIDATION PLAT AND DIRECTING THAT SAME BE RECORDED WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS**

**WHEREAS**, William A. Lashley & Kelly L. Lashley, property owners of the two adjoining lots known as 1323 and 1325 Boly Lane (“Applicants”) have submitted an application for approval of a certain lot consolidation plat entitled “Lashley Consolidation Plat” (the “Consolidation Plat”) which plat combines two existing adjoining parcels of land (1323 Boly Lane and 1325 Boly Lane) owned by a single property owner; and

**WHEREAS**, per Section 405.040.D, the Planning and Zoning Commission recommended approval of the Consolidation Plat on November 23, 2021; and

**WHEREAS**, the Board of Aldermen has reviewed the proposed Consolidation Plat and determined that it meets all applicable criteria for plat approval under the Subdivision Regulations, Chapter 405 of the Land Use Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

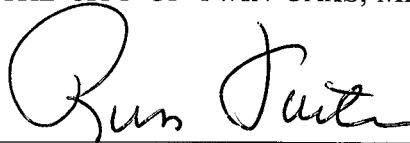
**Section 1.** The Lashley Consolidation Plat which creates combined Lot A (±0.89 acres), and which is attached as Exhibit A and incorporated herein by reference, is approved by the Board of Aldermen of the City of Twin Oaks.

**Section 2.** Pursuant to Section 405.040 of the Subdivision Regulations, the Applicants shall cause to be filed with the Recorder of Deeds of St. Louis County a copy of this Ordinance and the Consolidation Plat signed by the City Clerk.

**Section 3.** The St. Louis County Recorder of Deeds is directed to record this Ordinance and Consolidation Plat referenced herein.

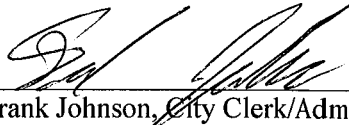
**Section 4.** This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 1<sup>st</sup> DAY OF DECEMBER 2021.



Russ Fortune, Mayor

Attest:



Frank Johnson, City Clerk/Administrator

**EXHIBIT A**

**LASHLEY CONSOLIDATION PLAT**

TRACT OF LAND IN LOT 57 OF QUINETTE AMENDED SUBDIVISION IN SECTION 7 TOWNSHIP 44 NORTH RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI VILLAGE OF TWIN OAKS P.B. 8 PG. 132 ZONING: SINGLE FAMILY (A) DWELLING DISTRICT

**GENERAL NOTES**

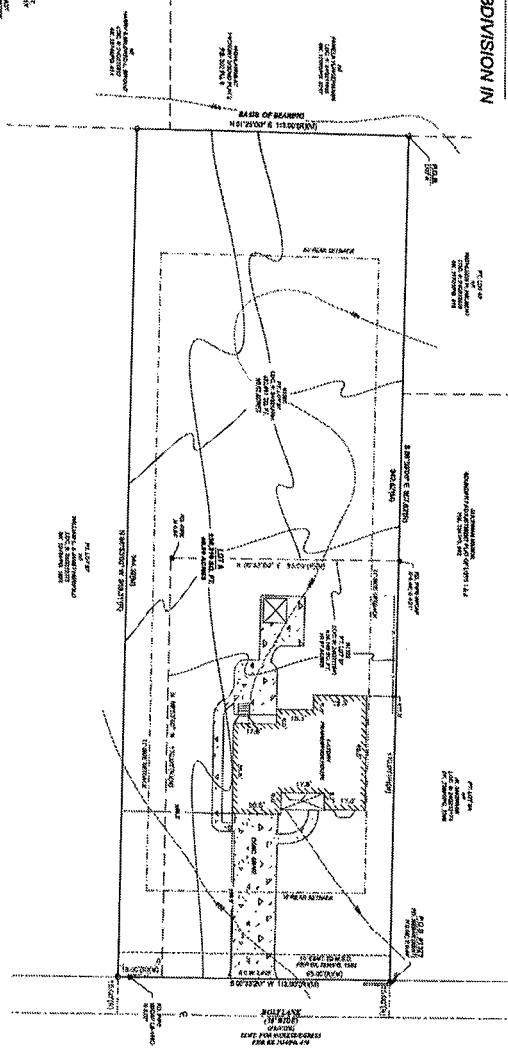
1. THIS PLAT IS THE RESULT OF A SURVEY MADE BY CHECKPOINT SURVEYING LLC FOR THE PURPOSE OF CONSOLIDATING THE TRACT OF LAND DESCRIBED IN THE TITLE HEREIN. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS FOLLOWS: THE LENGTH OF THE BASE LINE WAS 120.00 FEET AND THE ANGLE AT EACH END WAS 90 DEGREES. THE LENGTH OF THE OTHER TWO SIDES WAS 100.00 FEET EACH. THE AREA OF THE TRACT IS 12,000.00 SQUARE FEET. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2014. THE SURVEYOR'S NAME IS JAMES M. BROWN, LICENSE NO. 12345. THE SURVEYOR'S OFFICE IS CHECKPOINT SURVEYING LLC, 1234 MAIN ST., ST. LOUIS, MO 63101. THE SURVEYOR'S PHONE NUMBER IS 314-123-4567. THE SURVEYOR'S FAX NUMBER IS 314-123-4568. THE SURVEYOR'S E-MAIL ADDRESS IS JAMES@CHECKPOINTSURVEYING.COM. THE SURVEYOR'S WEBSITE ADDRESS IS WWW.CHECKPOINTSURVEYING.COM. THE SURVEYOR'S SOCIAL MEDIA ADDRESS IS FACEBOOK.COM/CHECKPOINTSURVEYING. THE SURVEYOR'S ADDRESS IS 1234 MAIN ST., ST. LOUIS, MO 63101. THE SURVEYOR'S PHONE NUMBER IS 314-123-4567. THE SURVEYOR'S FAX NUMBER IS 314-123-4568. THE SURVEYOR'S E-MAIL ADDRESS IS JAMES@CHECKPOINTSURVEYING.COM. THE SURVEYOR'S WEBSITE ADDRESS IS WWW.CHECKPOINTSURVEYING.COM. THE SURVEYOR'S SOCIAL MEDIA ADDRESS IS FACEBOOK.COM/CHECKPOINTSURVEYING.

**LEGAL DESCRIPTION**

TRACT OF LAND IN LOT 57 OF QUINETTE AMENDED SUBDIVISION IN SECTION 7 TOWNSHIP 44 NORTH RANGE 5 EAST ST. LOUIS COUNTY, MISSOURI VILLAGE OF TWIN OAKS P.B. 8 PG. 132 ZONING: SINGLE FAMILY (A) DWELLING DISTRICT

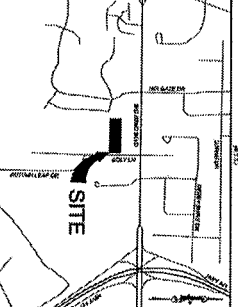
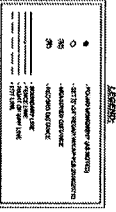
**CONVEYANCE CERTIFICATE**

THIS IS TO CERTIFY THAT THE SURVEY OF THE TRACT OF LAND DESCRIBED IN THE TITLE HEREIN WAS MADE BY THE METHOD OF TRIANGULATION AND THE RESULTS ARE AS FOLLOWS: THE LENGTH OF THE BASE LINE WAS 120.00 FEET AND THE ANGLE AT EACH END WAS 90 DEGREES. THE LENGTH OF THE OTHER TWO SIDES WAS 100.00 FEET EACH. THE AREA OF THE TRACT IS 12,000.00 SQUARE FEET. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2014. THE SURVEYOR'S NAME IS JAMES M. BROWN, LICENSE NO. 12345. THE SURVEYOR'S OFFICE IS CHECKPOINT SURVEYING LLC, 1234 MAIN ST., ST. LOUIS, MO 63101. THE SURVEYOR'S PHONE NUMBER IS 314-123-4567. THE SURVEYOR'S FAX NUMBER IS 314-123-4568. THE SURVEYOR'S E-MAIL ADDRESS IS JAMES@CHECKPOINTSURVEYING.COM. THE SURVEYOR'S WEBSITE ADDRESS IS WWW.CHECKPOINTSURVEYING.COM. THE SURVEYOR'S SOCIAL MEDIA ADDRESS IS FACEBOOK.COM/CHECKPOINTSURVEYING.



**LEGEND**

- ADJACENT PROPERTY
- EASEMENT
- SURVEY POINT
- PROPERTY LINE
- CONVEYANCE LINE
- ADJACENT PROPERTY
- EASEMENT
- SURVEY POINT
- PROPERTY LINE
- CONVEYANCE LINE



**PLAT INFORMATION**

DATE OF SURVEY: 05/15/2014

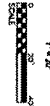
DATE OF PLAT: 05/15/2014

PLAT NO.: 12345

BOOK AND PAGE: P.B. 8 PG. 132

ZONING: SINGLE FAMILY (A) DWELLING DISTRICT

PRELIMINARY FOR REVIEW



<p>ST. LOUIS COUNTY, MISSOURI</p> <p>PLAT NO. 12345</p> <p>BOOK AND PAGE: P.B. 8 PG. 132</p> <p>ZONING: SINGLE FAMILY (A) DWELLING DISTRICT</p>		<p>DATE OF SURVEY: 05/15/2014</p> <p>DATE OF PLAT: 05/15/2014</p>
<p><b>Checkpoint Surveying LLC</b></p> <p>1234 MAIN ST., ST. LOUIS, MO 63101</p> <p>PHONE: 314-123-4567</p> <p>FAX: 314-123-4568</p> <p>EMAIL: JAMES@CHECKPOINTSURVEYING.COM</p> <p>WWW.CHECKPOINTSURVEYING.COM</p>		<p>DATE OF SURVEY: 05/15/2014</p> <p>DATE OF PLAT: 05/15/2014</p>