

- ~ SURVEY LEGEND ~
- FOUND IRON ROD
 - FOUND OLD STONE
 - ◊ SET IRON ROD
 - ◇ CALCULATED POINT
 - M - MEASURED
 - R - RECORD
 - N/F - NOW OR FORMERLY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING

- ~ LINE LEGEND ~
- PROPERTY LINE
 - - - EASEMENT LINE
 - BUILDING LINE
 - RIGHT OF WAY LINE

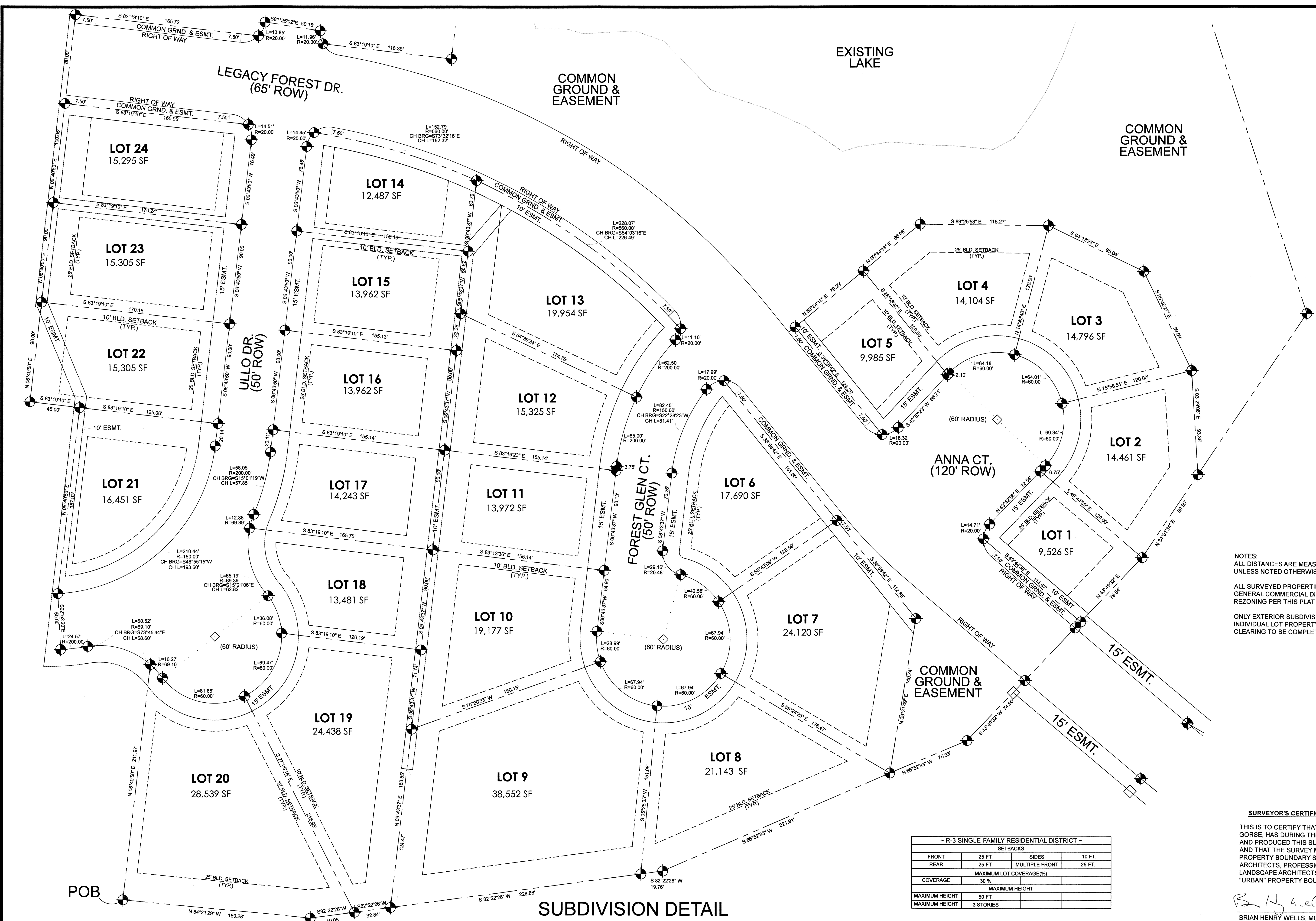
NOTES:
 ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
 ALL SURVEYED PROPERTIES CURRENTLY ZONED: "C-2" GENERAL COMMERCIAL DISTRICT. REZONING PER THIS PLAN IS: "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT.
 ONLY EXTERIOR SUBDIVISION CORNERS SET. INDIVIDUAL LOT PROPERTY CORNERS TO BE SET AFTER INITIAL CONSTRUCTION CLEARING TO BE COMPLETED WITHIN ONE YEAR.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT TAYLOR ENGINEERING, L.L.C. AT THE REQUEST OF JUSTIN GORSE, HAS DURING THE MONTH OF JULY 2021, PERFORMED A BOUNDARY SURVEY AND PRODUCED THIS SUBDIVISION PLAN OF THE TRACT OF LAND SHOWN HEREUPON, AND THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS SET FORTH BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE FOR AN "URBAN" PROPERTY BOUNDARY SURVEY.

Brian Henry Wells
 BRIAN HENRY WELLS, MO PLS 2005000072
 DATE: 07/20/2021

~ R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT ~

SETBACKS		
FRONT	25 FT.	SIDES 10 FT.
REAR	25 FT.	MULTIPLE FRONT 25 FT.
MAXIMUM LOT COVERAGE(%)		
COVERAGE	30 %	
MAXIMUM HEIGHT		
MAXIMUM HEIGHT	50 FT.	
MAXIMUM HEIGHT	3 STORIES	

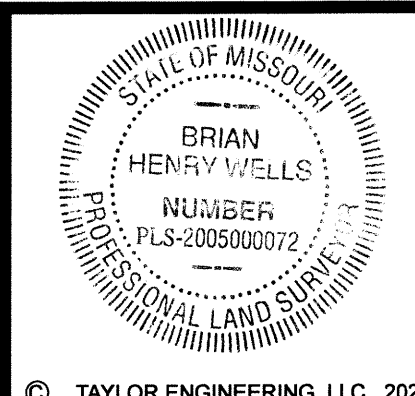


SUBDIVISION DETAIL

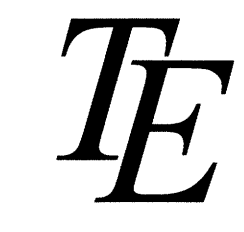
JUSTIN GORSE
 6140 CLAYMONT DR.
 ST. LOUIS, MO 63129

FIELD CREW:	CL/CP	PLOT SCALE:	1" = 40'
CALCULATED BY:	BHW	76 PROJ. NO.:	21085
DRAWN BY:	BHW	ISSUE DATE:	10/06/2021

LEGACY FOREST PHASE 1 SUBDIVISION
 A SUBDIVISION OF PART OF LOT 7 AND PART OF LOT 12,
 F. W. ROHLANDS SUBDIVISION OF
 U. S. SURVEY# 2969
 AND
 PART OF FRACTIONAL SECTION 26
 TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN
 ST. FRANCOIS COUNTY, MISSOURI



TAYLOR ENGINEERING L.L.C.



ENGINEERING · SURVEYING · CONSTRUCTION TESTING
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 OFFICE 573.756.9226
 FAX 573.756.7310
 DISCIPLINE: PROFESSIONAL LAND SURVEYING
 WWW.TAYLORENGINEERINGLLC.COM
 CERTIFICATE OF AUTHORITY: 2000148114
 EXPIRATION DATE: DECEMBER 31, 2022

DRAWING NO:

2 OF 2