PARCEL IDENTIFICATION NUMBER(S)

25Q540673 AND 25Q540664

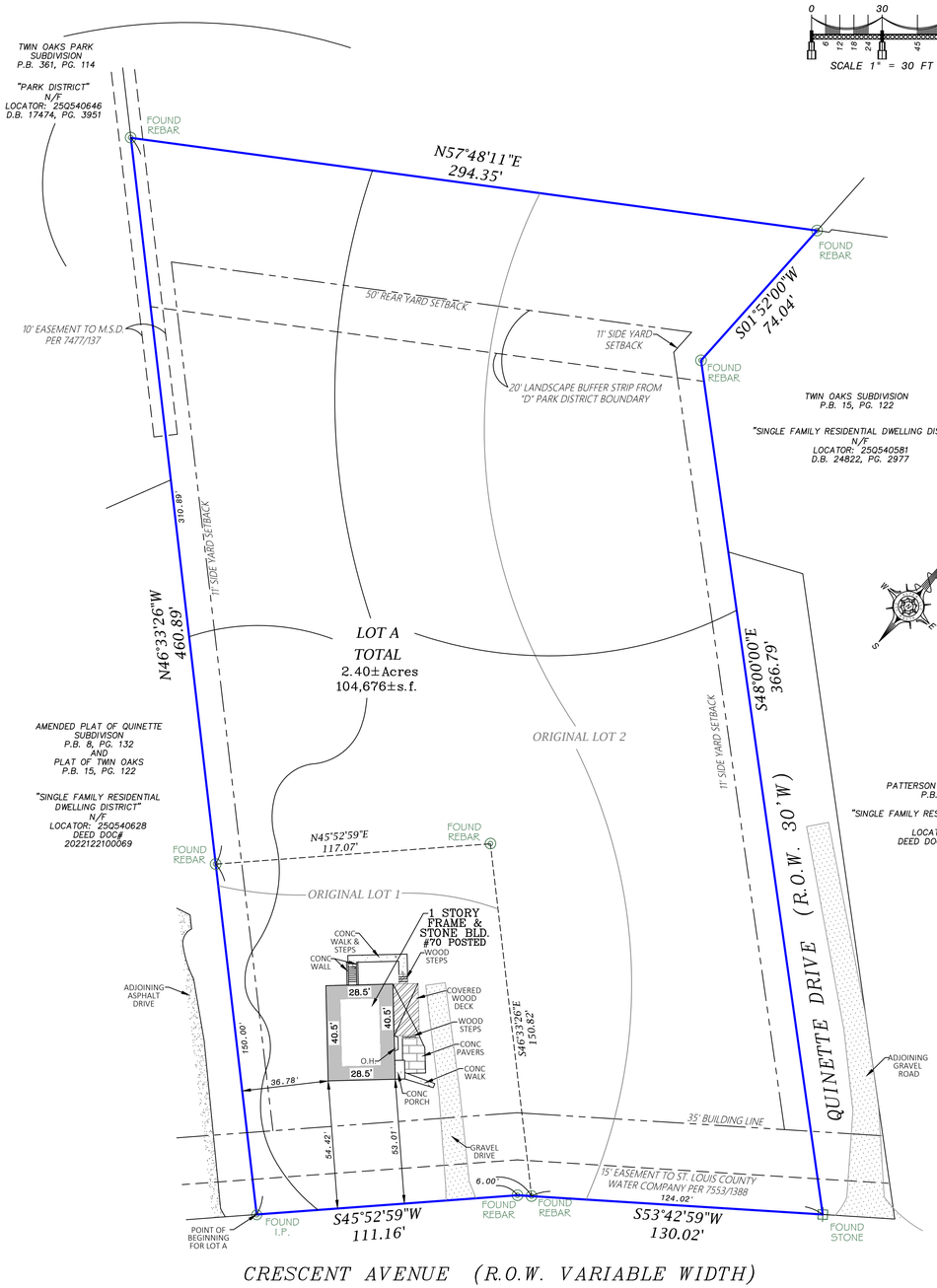
LOT CONSOLIDATION PLAT

CURRENT SITE ZONING CLASSIFICATION(S)

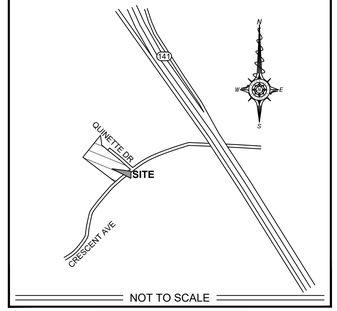
SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT

CRESCENT MOON

LOTS 1 AND 2 OF STATLER SUBDIVISION
PLAT BOOK 351, PAGE 739
CITY OF TWIN OAKS,
ST. LOUIS COUNTY, MISSOURI



VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION (ORIGINAL)

66 CRESCENT AVENUE (DOCUMENT 20260813003920):

LOT 2 OF STATLER SUBDIVISION, A SUBDIVISION IN THE COUNTY OF SAINT LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE SAINT LOUIS COUNTY RECORDS.

70 CRESCENT AVENUE (DOCUMENT 20240401003840):

LOT 1 OF STATLER SUBDIVISION, A SUBDIVISION IN THE COUNTY OF SAINT LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE SAINT LOUIS COUNTY RECORDS.

PROPERTY DESCRIPTION (SURVEYED)

LOT A:

A TRACT OF LAND BEING LOTS 1 AND 2 OF STATLER SUBDIVISION AS RECORDED IN PLAT BOOK 351, PAGE 739, OF THE ST. LOUIS COUNTY MISSOURI RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERN CORNER OF LOT 1 OF STATLER SUBDIVISION AS RECORDED IN PLAT BOOK 351, PAGE 739, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND FURTHER BEING DESCRIBED AS BEING ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF CRESCENT AVENUE, VARIABLE WIDTH; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ALONG THE SOUTHWESTERN LINE OF LOTS 1 AND 2 OF STATLER SUBDIVISION, NORTH 46 DEGREES 33 MINUTES 26 SECONDS WEST, 460.89 FEET TO THE MOST WESTERN CORNER OF LOT 2; THENCE NORTH 57 DEGREES 48 MINUTES 11 SECONDS EAST, 294.35 FEET TO THE MOST NORTHERN CORNER OF SAID LOT 2; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 2 THE FOLLOWING COURSE AND DISTANCES, SOUTH 01 DEGREES 52 MINUTES 00 SECONDS WEST, 74.04 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 366.79 FEET TO A POINT ALONG THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF CRESCENT AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSE AND DISTANCES, SOUTH 53 DEGREES 42 MINUTES 59 SECONDS WEST, 130.02 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 59 SECONDS WEST, 111.16 FEET TO THE POINT OF BEGINNING.

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 70 CRESCENT AVENUE.

THERE ARE NO LIENS OR LIENORS ON ADDRESS 66 CRESCENT AVENUE.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "LOT CONSOLIDATION PLAT OF CRESCENT MOON".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT CONSOLIDATION PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

DAVID A. CHEREJI,

_____ _____
SIGNATURE DATE

_____
PRINT NAME

STATE OF MISSOURI)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID A. CHEREJI TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

TITLE NOTES

66 CRESCENT AVENUE

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TITLE PARTNERS AGENCY, LLC, COMMITMENT/FILE NUMBER 24-332140-CD, REVISION NO. 2, COMMITMENT DATE FEBRUARY 27, 2024, FOR THE ADDRESS ON 66 CRESCENT AVENUE.

8.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY PER 1298-278; NOT LOCATED ON SUBJECT PROPERTY.

9.) EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT PER 7477-137; AS SHOWN HEREON.

10.) EASEMENT(S) GRANTED TO ST. LOUIS COUNTY WATER COMPANY PER 7553-1388; AS SHOWN HEREON.

70 CRESCENT AVENUE

THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

CITY CERTIFICATION

I, RUSS FORTUNE, MAYOR OF THE CITY OF TWIN OAKS, MISSOURI, DO HEREBY CERTIFY THE PLAT OF "CRESCENT MOON" WAS APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF TWIN OAKS, MISSOURI BY ORDINANCE NUMBER _____, ON THE _____DAY OF _____, 20____.

_____
PRINT, RUSS FORTUNE, MAYOR

_____ _____
SIGNATURE, RUSS FORTUNE, MAYOR

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD	
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION	
P.B.	=	PLAT BOOK	PG.	=	PAGE	
BK.	=	BOOK	S.F.	=	SQUARE FEET	
ESMT.	=	EASEMENT	BLDG.	=	BUILDING	
N/F	=	NOW OR FORMERLY	CONC	=	CONCRETE	
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY	
PROP.	=	PROPERTY	COR.	=	CORNER	
FL	=	FLOW LINE	CL	=	CENTERLINE	
(R)	=	RECORD	(S)	=	SURVEYED	
(C)	=	CALCULATED	(NR)	=	NON-RADIAL	
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR	
R.O.W.	=	RIGHT-OF-WAY	V.C.P.	=	VITRIFIED CLAY PIPE	
P.V.C.	=	POLYVINYL CHLORIDE PIPE				
R.C.P.	=	REINFORCED CONCRETE PIPE				

1"=0.08'	
2"=0.17'	
3"=0.25'	
4"=0.33'	
5"=0.42'	
6"=0.5'	
7"=0.58'	
8"=0.67'	
9"=0.75'	
10"=0.83'	
11"=0.92'	

SURVEY MARKERS

- FOUND/ SET SEMI-PERMANENT MONUMENT
- FOUND/ SET PERMANENT MONUMENT
- FOUND/ SET CROSS
- FOUND/ SET ANCHOR
- FOUND/ SET ARROW
- FOUND/ SET HUB
- SITE BENCHMARK

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PARCEL LINE
- U.S. SURVEY/ SECTION LINE
- CHAIN FENCE
- WOOD/VINYL/ METAL FENCE
- WIRE FENCE
- BUILDING FOOTPRINT
- CENTERLINE

SURVEYOR'S NOTES

1. THIS PLAT CONTAINS 2.40 ACRES MORE OR LESS. (104,676 SQUARE FEET MORE OR LESS)
2. THE SUBJECT TRACT IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT ACCORDING TO THE CITY OF TWIN OAKS, MISSOURI ONLINE ASSESSOR'S MAP.
   SETBACKS:
   FRONT: 35'
   SIDE: 11'
   REAR: 50' & ADDITIONAL 20' BUFFER WITH PLANTED TREES, SHRUBS OR OTHER VEGETATION.
3. SOURCE OF RECORD DESCRIPTION: DOCUMENT 2026081300392 AND DOCUMENT 2024040100384 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
5. BASIS OF BEARINGS: STATLER SUBDIVISION, PLAT BOOK: 351, PAGE: 739, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

SURVEYOR'S STATEMENT

AT THE REQUEST OF ALEX CHEREJI, ALTEA, LLC, HAS DURING THE MONTH OF APRIL, 2024, EXECUTED A RESURVEY OF LOTS 1 AND 2 OF STATLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS DOCUMENT IS NON-TRANSFERABLE

AS AGENT OF ALTEA, LLC

DATE 9-21-26

STATE OF MISSOURI
JAMES JOSEPH DWYER
NUMBER LS-1552
REGISTERED LAND SURVEYOR

REVISIONS

NO.	REVISION / ISSUE	DATE
2	CITY COMMENTS	9/21/2026
1	CITY COMMENTS	9/14/2026

PREPARED FOR

ALEX CHEREJI
66 CRESCENT AVENUE
VALLEY PARK, MISSOURI, 63088
PHONE: (314)-680-3212
DAVIDCHEREJI20@GMAIL.COM

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2026 ALTEA, LLC

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION: *LOT CONSOLIDATION*

PROJECT NUMBER: *24-0604-LC-U2*

FIELD CREW:	*MAM*
SURVEYED:	*04/04/2024*
DRAFTER:	*MJM*
DRAFTED:	*8/19/2026*
REVIEWER:	*BLH*
REVIEWED:	*8/20/2026*

SHEET 1 OF 1

PARCEL IDENTIFICATION NUMBER(S)

25Q540673 AND 25Q540664

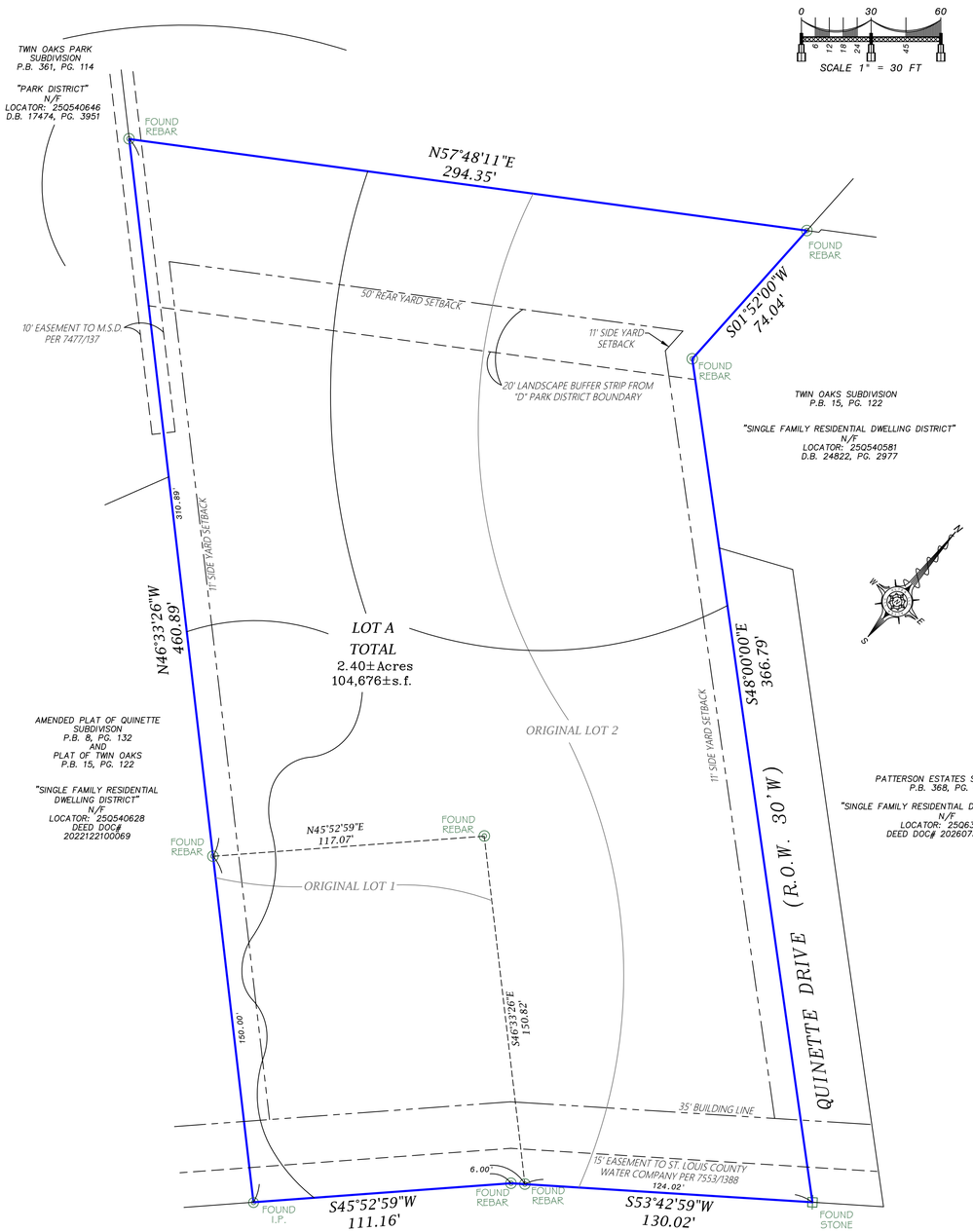
LOT CONSOLIDATION PLAT

CURRENT SITE ZONING CLASSIFICATION(S)

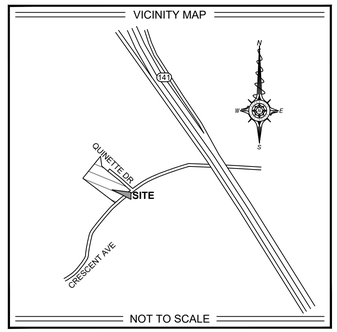
SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT

CRESCENT MOON

LOTS 1 AND 2 OF STATLER SUBDIVISION
PLAT BOOK 351, PAGE 739
CITY OF TWIN OAKS,
ST. LOUIS COUNTY, MISSOURI



VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION (ORIGINAL)

66 CRESCENT AVENUE (DOCUMENT 20260813003920):

LOT 2 OF STATLER SUBDIVISION, A SUBDIVISION IN THE COUNTY OF SAINT LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE SAINT LOUIS COUNTY RECORDS.

70 CRESCENT AVENUE (DOCUMENT 20240401003840):

LOT 1 OF STATLER SUBDIVISION, A SUBDIVISION IN THE COUNTY OF SAINT LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE SAINT LOUIS COUNTY RECORDS.

PROPERTY DESCRIPTION (SURVEYED)

LOT A:

A TRACT OF LAND BEING LOTS 1 AND 2 OF STATLER SUBDIVISION AS RECORDED IN PLAT BOOK 351, PAGE 739, OF THE ST. LOUIS COUNTY MISSOURI RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERN CORNER OF LOT 1 OF STATLER SUBDIVISION AS RECORDED IN PLAT BOOK 351, PAGE 739, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND FURTHER BEING DESCRIBED AS BEING ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF CRESCENT AVENUE, VARIABLE WIDTH; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE ALONG THE SOUTHWESTERN LINE OF LOTS 1 AND 2 OF STATLER SUBDIVISION, NORTH 46 DEGREES 33 MINUTES 26 SECONDS WEST, 460.89 FEET TO THE MOST WESTERN CORNER OF LOT 2; THENCE NORTH 57 DEGREES 48 MINUTES 11 SECONDS EAST, 294.35 FEET TO THE MOST NORTHERN CORNER OF SAID LOT 2; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 2 THE FOLLOWING COURSE AND DISTANCES, SOUTH 01 DEGREES 52 MINUTES 00 SECONDS WEST, 74.04 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST, 366.79 FEET TO A POINT ALONG THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE OF CRESCENT AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSE AND DISTANCES, SOUTH 53 DEGREES 42 MINUTES 59 SECONDS WEST, 130.02 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 59 SECONDS WEST, 111.16 FEET TO THE POINT OF BEGINNING.

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 70 CRESCENT AVENUE.

THERE ARE NO LIENS OR LIENORS ON ADDRESS 66 CRESCENT AVENUE.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "LOT CONSOLIDATION PLAT OF CRESCENT MOON".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT CONSOLIDATION PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

DAVID A. CHEREJI,

_____ _____
SIGNATURE DATE

_____
PRINT NAME

STATE OF MISSOURI)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID A. CHEREJI TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

TITLE NOTES

66 CRESCENT AVENUE

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TITLE PARTNERS AGENCY, LLC, COMMITMENT/FILE NUMBER 24-332140-CD, REVISION NO. 2, COMMITMENT DATE FEBRUARY 27, 2024, FOR THE ADDRESS ON 66 CRESCENT AVENUE.

8.) EASEMENT GRANTED TO UNION ELECTRIC COMPANY PER 1298-278; NOT LOCATED ON SUBJECT PROPERTY.

9.) EASEMENT GRANTED TO METROPOLITAN ST. LOUIS SEWER DISTRICT PER 7477-137; AS SHOWN HEREON.

10.) EASEMENT(S) GRANTED TO ST. LOUIS COUNTY WATER COMPANY PER 7553-1388; AS SHOWN HEREON.

70 CRESCENT AVENUE

THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

CITY CERTIFICATION

I, RUSS FORTUNE, MAYOR OF THE CITY OF TWIN OAKS, MISSOURI, DO HEREBY CERTIFY THE PLAT OF "CRESCENT MOON" WAS APPROVED BY THE BOARD OF ALDERMAN OF THE CITY OF TWIN OAKS, MISSOURI BY ORDINANCE NUMBER _____, ON THE _____DAY OF _____, 20____.

_____
PRINT, RUSS FORTUNE, MAYOR

_____ _____
SIGNATURE, RUSS FORTUNE, MAYOR

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD	1"=0.08'
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION	2"=0.17'
P.B.	=	PLAT BOOK	PG.	=	PAGE	3"=0.25'
BK.	=	BOOK	S.F.	=	SQUARE FEET	4"=0.33'
ESMT.	=	EASEMENT	BLDG.	=	BUILDING	5"=0.42'
N/F	=	NOW OR FORMERLY	CONC	=	CONCRETE	6"=0.5'
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY	7"=0.58'
PROP.	=	PROPERTY	COR.	=	CORNER	8"=0.67'
FL	=	FLOW LINE	CL	=	CENTERLINE	9"=0.75'
(R)	=	RECORD	(S)	=	SURVEYED	10"=0.83'
(C)	=	CALCULATED	(NR)	=	NON-RADIAL	11"=0.92'
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR	
R.O.W.	=	RIGHT-OF-WAY	V.C.P.	=	VITRIFIED CLAY PIPE	
P.V.C.	=	POLYVINYL CHLORIDE PIPE				
R.C.P.	=	REINFORCED CONCRETE PIPE				

SURVEY MARKERS

- FOUND/ SET SEMI-PERMANENT MONUMENT
- FOUND/ SET PERMANENT MONUMENT
- FOUND/ SET CROSS
- FOUND/ SET ANCHOR
- FOUND/ SET ARROW
- FOUND/ SET HUB
- SITE BENCHMARK

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PARCEL LINE
- U.S. SURVEY/ SECTION LINE
- CHAIN FENCE
- WOOD/VINYL/ METAL FENCE
- WIRE FENCE
- BUILDING FOOTPRINT
- CENTERLINE

SURVEYOR'S NOTES

1. THIS PLAT CONTAINS 2.40 ACRES MORE OR LESS. (104,676.77 SQUARE FEET MORE OR LESS)
2. THE SUBJECT TRACT IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL DWELLING DISTRICT ACCORDING TO THE CITY OF TWIN OAKS, MISSOURI ONLINE ASSESSOR'S MAP.
   SETBACKS:
   FRONT: 35'
   SIDE: 11'
   REAR: 50' & ADDITIONAL 20' BUFFER WITH PLANTED TREES, SHRUBS OR OTHER VEGETATION.
3. SOURCE OF RECORD DESCRIPTION: DOCUMENT 2026081300392 AND DOCUMENT 2024040100384 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. LOT CONSOLIDATION PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
5. BASIS OF BEARINGS: STATLER SUBDIVISION, PLAT BOOK: 351, PAGE: 739, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

SURVEYOR'S STATEMENT

AT THE REQUEST OF ALEX CHEREJI, ALTEA, LLC, HAS DURING THE MONTH OF APRIL, 2024, EXECUTED A RESURVEY OF LOTS 1 AND 2 OF STATLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 739 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS DOCUMENT IS NON-TRANSFERABLE

AS AGENT OF ALTEA, LLC
DATE 9-21-26

STATE OF MISSOURI
JAMES JOSEPH DWYER
NUMBER LS-1552
REGISTERED LAND SURVEYOR

REVISIONS

NO.	REVISION / ISSUE	DATE
2	CITY COMMENTS	9/21/2026
1	CITY COMMENTS	9/14/2026

PREPARED FOR

ALEX CHEREJI
66 CRESCENT AVENUE
VALLEY PARK, MISSOURI, 63088
PHONE: (314)-680-3212
DAVIDCHEREJI20@GMAIL.COM

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2026 ALTEA, LLC

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION: LOT CONSOLIDATION

PROJECT NUMBER: 24-0604-LC-U2

FIELD CREW:	MAM
SURVEYED:	04/04/2024
DRAFTER:	MJM
DRAFTED:	8/19/2026
REVIEWER:	BLH
REVIEWED:	8/20/2026

SHEET 1 OF 1