

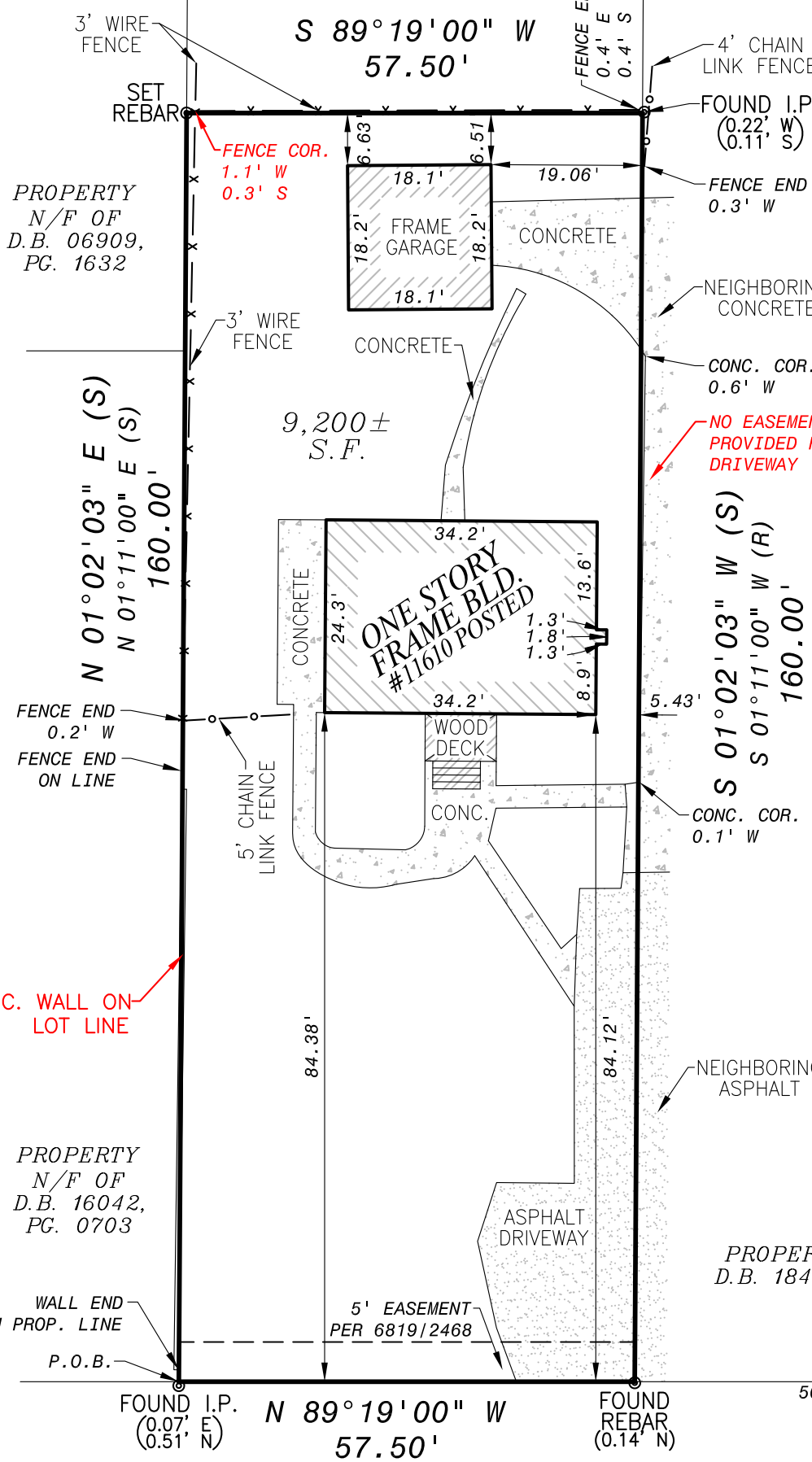
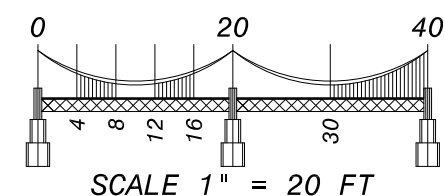
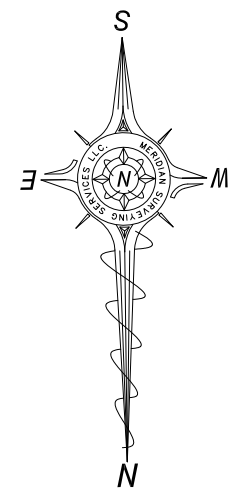
BOUNDARY AND IMPROVEMENT SURVEY

A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 5 EAST

ST. LOUIS COUNTY, MO

PROPERTY N/F OF
D.B. 24598, PG. 1207

S 89° 19' 00" W
57.50'



ADDITIONAL MONUMENTATION FOUND:
-ADOPTED A REBAR AT THE NORTHWESTERN CORNER OF OUTLOT A OF THE OAKS AT STATION BEND.

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:
4) - SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (6819/2468); AS SHOWN HEREON.

DESCRIPTION OF TRACT SUVEYED:
A tract of land in Section 11, Township 44 North, Range 5 East, and described as: Beginning at an iron pipe in the South line of Big Bend Road, 60 feet wide, distant North 89 degrees 19 minutes West 137.50 feet from its intersection with the West line of Couch Avenue, 40 feet wide, thence North 89 degrees 19 minutes West along the South line of Big Bend Road 57.50 feet to an iron pipe; thence South 1 degree 11 minutes West 160.00 feet to an iron pipe, thence South 89 degrees 19 minutes East 57.50 feet to an iron pipe, thence North 1 degree 11 minutes East 160.00 feet to the point of beginning, according to a Survey executed by Elbring Surveying Company on June 23, 1963.

THE OAKS AT STATION BEND
PLAT BOOK: 347 PAGE: 91
OUTLOT A

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'

BIG BEND ROAD 60'W

SOURCE OF RECORD DESCRIPTION:
OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., FILE NO.: 2103846, COMMITMENT DATE: 06/01/2021 AT 08:00 AM

<p>GENERAL NOTES:</p> <p>I.P. = IRON PIPE I.R. = IRON ROD (R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL</p> <p>SURVEYOR'S STATEMENT:</p> <p>THIS IS TO CERTIFY TO SUM CAPITAL LLC AND OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF JULY, 2021, EXECUTED A RESURVEY OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.</p>	<p>BASIS OF BEARING OR ANGLES:</p> <p>DEED BOOK: 20323 PAGE: 674</p> <p style="text-align: right;">DATE: 07/09/2021</p> <p style="text-align: right;">Meridian Surveying Services LLC (agent)</p> <div style="text-align: right;"> <p>(agent) Lee C. Ferrenbach III General Manager</p> </div>
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DRAFTER: KMG	REVIEWED BY: LCF	FIELD CREW: MWH/AJS
DATE: 07/09/2021	DRAWING NO.: 01	PROJECT NO.: 71818

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