

MISSOURI DEPARTMENT OF TRANSPORTATION PROPERTY BOUNDARY SURVEY

A TRACT OF LAND BEING SITUATED IN
PART OF LOTS 1 AND 2 OF DENNISON ESTATES, RECORDED IN PLAT BOOK 181, PAGE 43
AND PART OF LOTS 9 AND 10 OF TAYLOR HEIGHTS, RECORDED IN PLAT BOOK 15, PAGE 128
SECTION 6, TOWNSHIP 44 N., RANGE 5 E.
ST. LOUIS COUNTY, MO

2016040500286
SURVP. BK: 13, PG: 3
FILED FOR RECORD
Apr 05, 2016 10:14 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal
on the day and year aforesaid.

Cassid E. Smith
Deputy Recorder: SDW2
286



DATE PREPARED 6/2/2015	
ROUTE 141	STATE MO
DISTRICT SL	SHEET NO. 1 OF 1
COUNTY ST LOUIS	
JOB NO. E6-877	
SCALE 1" = 40'	
PROJECT NO.	
BRIDGE NO.	

PROPERTY DESCRIPTION FOR PARCEL E6-877:

A TRACT OF LAND BEING SITUATED IN PART OF LOTS 1 AND 2 OF DENNISON ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 181, PAGE 43 AND PART OF LOTS 9 AND 10 OF TAYLOR HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 128 OF THE ST. LOUIS COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING ON THE WESTERN LINE OF DENNISON ESTATES DRIVE, 50' WIDE, AND 74.06 m (242.98') OFFSET LEFT OF STATION 11+040.93 ON THE CENTERLINE OF RELOC. ROUTE 141; THENCE SOUTH 06°56'13" WEST, ALONG SAID WESTERN LINE OF DENNISON ESTATES DRIVE, 144.46' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13.12', AN ARC LENGTH OF 27.87', A CHORD LENGTH OF 22.92', AND A CHORD BEARING OF SOUTH 67°47'51" WEST TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 795.21', AN ARC LENGTH OF 266.40', A CHORD LENGTH OF 265.16', AND A CHORD BEARING OF NORTH 41°44'40" WEST TO A POINT; THENCE NORTH 18°09'48" EAST, 38.29' TO THE SOUTHWEST CORNER OF SAID LOT 3 OF DENNISON ESTATES, SAID POINT BEING 47.00 m (154.20') OFFSET LEFT OF STATION 10+971.32 ON THE CENTERLINE OF RELOC. ROUTE 141; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 56°54'57" EAST, 129.35' TO A POINT, SAID POINT BEING 66.74 m (186.15') OFFSET LEFT OF STATION 11+013.96 ON THE CENTERLINE OF RELOC. ROUTE 141; THENCE SOUTH 83°03'47" EAST, 95.60' TO THE POINT OF BEGINNING.

CONTAINING 0.511 ACRES MORE OR LESS.

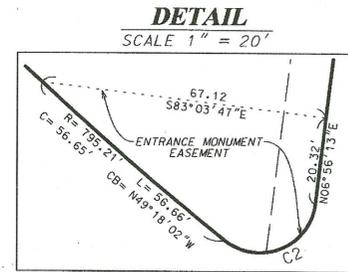
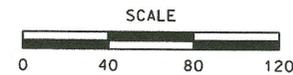
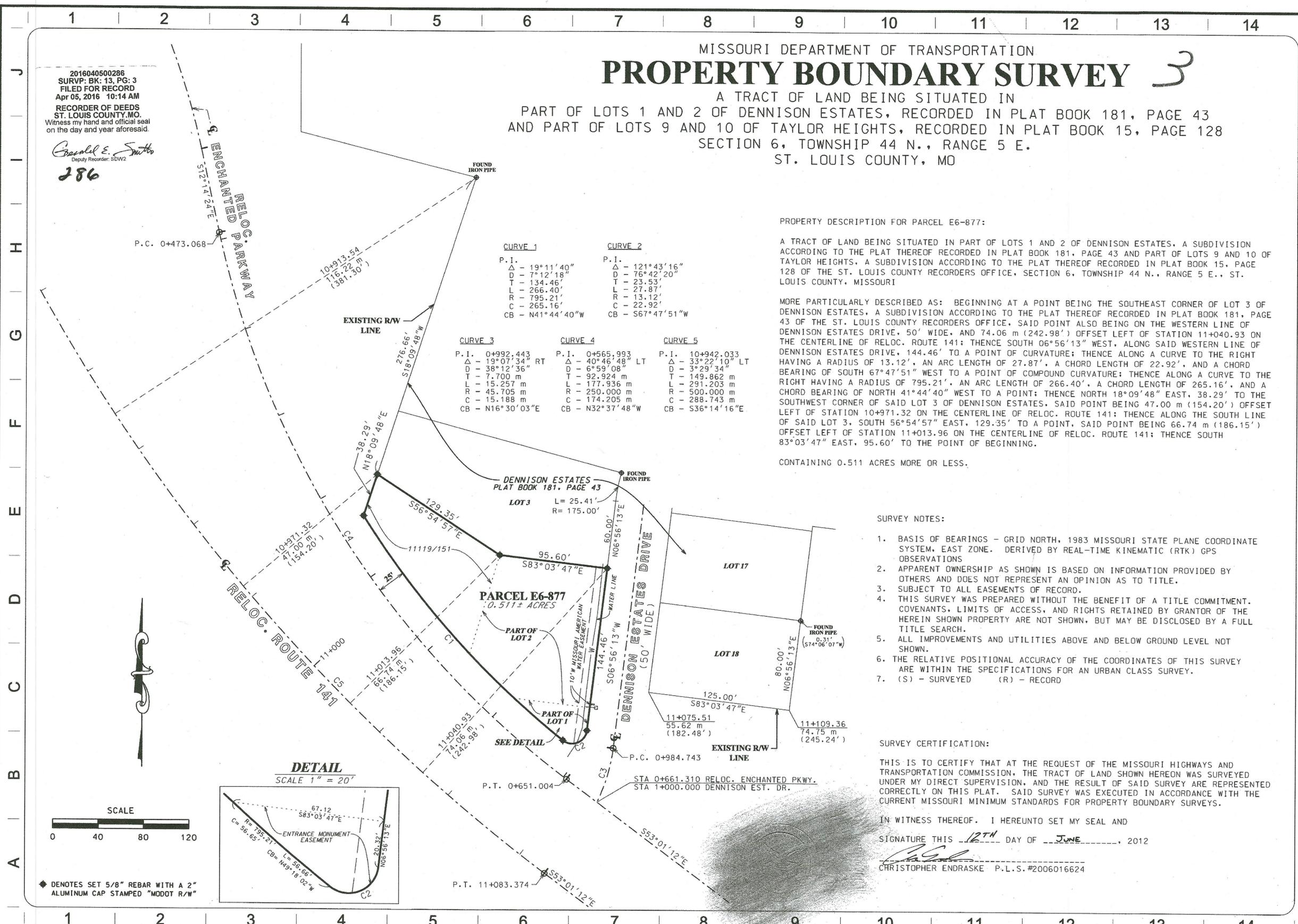
SURVEY NOTES:

1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS
2. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
3. SUBJECT TO ALL EASEMENTS OF RECORD.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. COVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
5. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
6. THE RELATIVE POSITIONAL ACCURACY OF THE COORDINATES OF THIS SURVEY ARE WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY.
7. (S) - SURVEYED (R) - RECORD

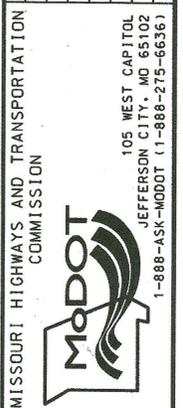
SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, THE TRACT OF LAND SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULT OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS THEREOF, I HERETO SET MY SEAL AND
SIGNATURE THIS 12TH DAY OF JUNE, 2012
Christopher Endraske
CHRISTOPHER ENDRASKE P.L.S.#2006016624



◆ DENOTES SET 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "MODOT R/W"



PROPERTY BOUNDARY SURVEY
SHEET 1 OF 1