

BOUNDARY SURVEY

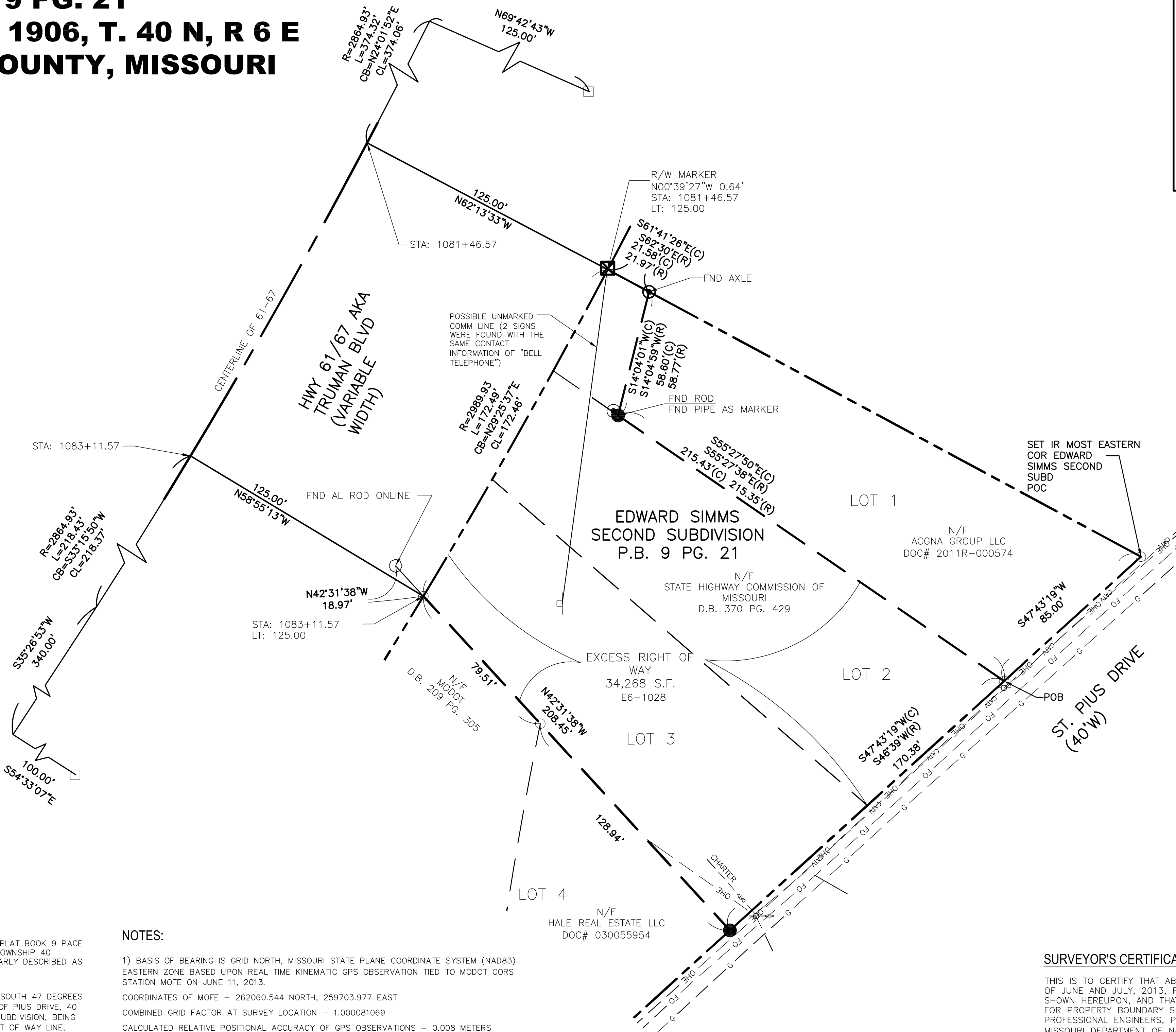
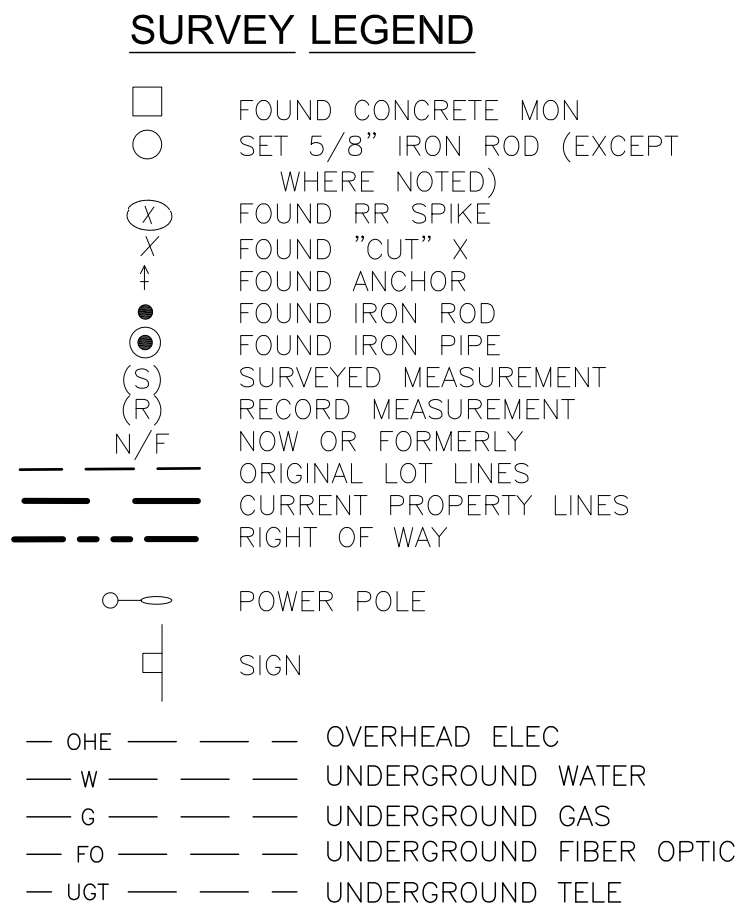
PART OF EDWARD SIMMS SECOND SUBDIVISION

P.B. 9 PG. 21

IN U.S. SURVEY 1906, T. 40 N, R 6 E

JEFFERSON COUNTY, MISSOURI

*R=2864.93'
L=374.32'
CB=N24°01'52"E
CL=374.06'*



LAND DESCRIPTION:

A TRACT OF LAND IN EDWARD SIMMS SECOND SUBDIVISION AS RECORDED IN PLAT BOOK 9 PAGE 21 OF THE JEFFERSON COUNTY MISSOURI RECORDS, IN U. S. SURVEY 1906, TOWNSHIP 40 NORTH, RANGE 6 EAST, JEFFERSON COUNTY MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERN CORNER OF SAID SUBDIVISION; THENCE SOUTH 47 DEGREES 43 MINUTES 19 SECONDS WEST ALONG THE NORTHWEST RIGHT OF WAY LINE OF PIUS DRIVE, 40 FEET WIDE, 85.00 FEET TO THE MOST EASTERN CORNER OF LOT 2 OF SAID SUBDIVISION, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE, SOUTH 47 DEGREES 43 MINUTES 19 SECONDS WEST 170.38 FEET TO THE MOST SOUTHERN CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE NORTH 42 DEGREES 31 MINUTES 38 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 3, 208.45 FEET TO A POINT 125.00 FEET LEFT OF CENTERLINE OF SAID ROUTE 61; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2989.93 FEET, AND A CHORD WHICH BEARS NORTH 29 DEGREES 25 MINUTES 37 SECONDS EAST 172.46 FEET, AN ARC DISTANCE OF 172.49 FEET TO A POINT 125.00 FEET LEFT OF CENTERLINE STATION 1081+46.57 OF SAID ROUTE 61-67 SAID POINT BEING ON THE NORTHEAST LINE OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 61 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 1, 21.58 FEET TO THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO ACGNA GROUP LLC BY DOCUMENT NUMBER 2011R-000574 OF THE JEFFERSON COUNTY RECORDS; THENCE SOUTH 14 DEGREES 04 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 550.00 FEET TO THE MOST WESTERN CORNER OF SAID ACGNA TRACT, ALSO BEING ON THE NORTHEAST LINE OF SAID LOT 2; THENCE SOUTH 55 DEGREES 27 MINUTES 50 SECONDS EAST ALONG SAID NORTHEAST LINE OF LOT 2, 215.43 FEET TO THE POINT OF BEGINNING, CONTAINING 34,268 SQUARE FEET, OR 0.79 ACRES MORE OR LESS.

NOTES:

1) BASIS OF BEARING IS GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM (NAD83) EASTERN ZONE BASED UPON REAL TIME KINEMATIC GPS OBSERVATION TIED TO MODOT CORS STATION MOFE ON JUNE 11, 2013.

COORDINATES OF MOFE - 262060.544 NORTH, 259703.977 EAST

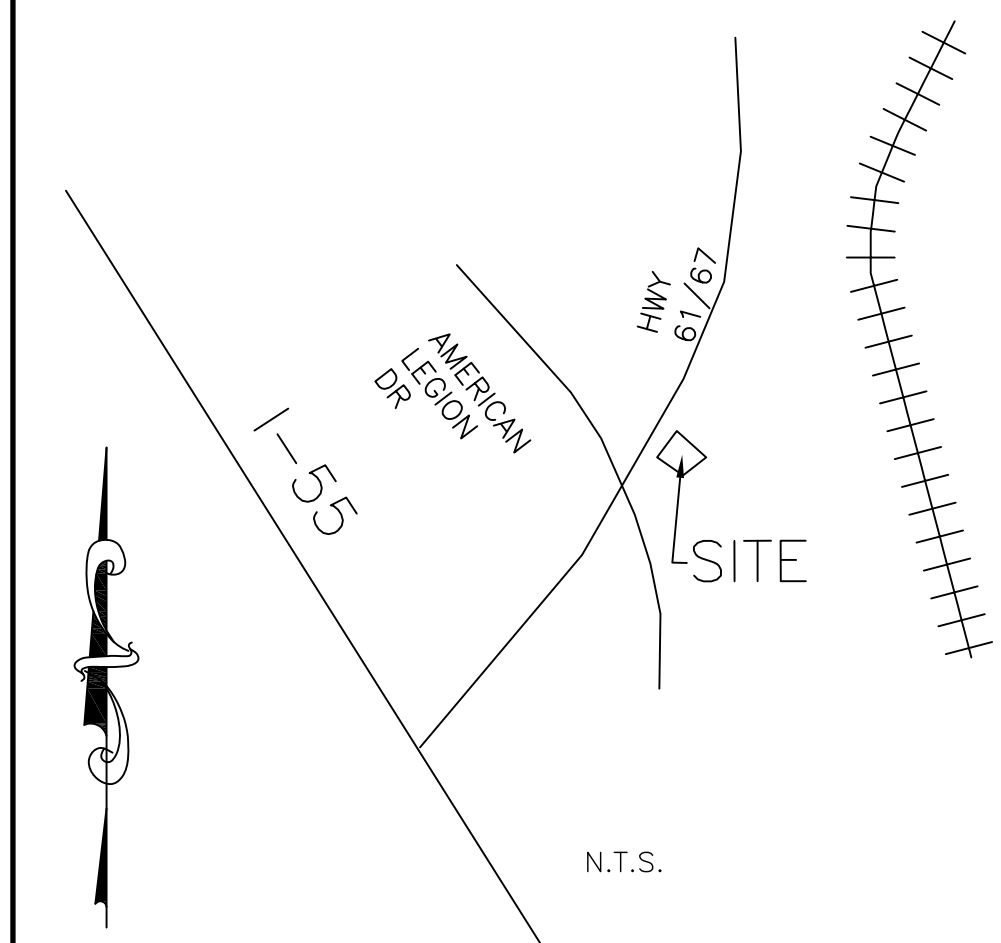
COMBINED GRID FACTOR AT SURVEY LOCATION - 1.000081069

CALCULATED RELATIVE POSITIONAL ACCURACY OF GPS OBSERVATIONS – 0.008 METERS

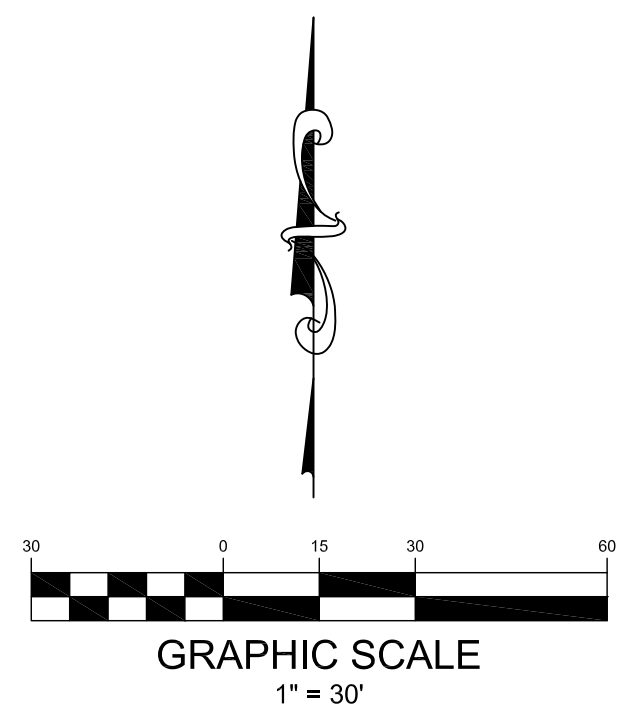
2) DIGRITE TICKET #131611284

3.) NOT ALL BUILDING ON ADJACENT PARCELS ARE SHOWN.

4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND VISIBLE INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES.

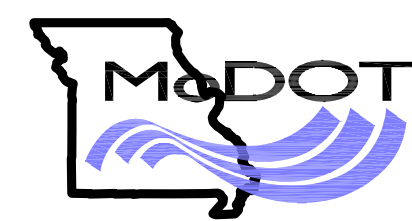
**SURVEY PREPARED FOR:**

MODOT
1590 WOODLAKE DRIVE
CHESTERFIELD, MO 63017



ABNA

4140 Lindell Boulevard
 Saint Louis, MO 63108
 Phone: (314) 454-0222
www.abnacorp.com



EXCESS ROW
FOR MODOT
IN JEFFERSON COUNTY
E6-1028

SURVEYOR'S NAME
PROFESSIONAL SURVEYOR
SEAL NUMBER
DATE

THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY A SURVEYOR. THE SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE SHEET TO WHICH THEY ARE AFFIXED. THIS ENGINEERING DRAWING IS PROVIDED IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE SURVEYOR.
© COPYRIGHT 2013 ABNA ENGINEERING, INC.

[illegible]

PROJECT NO: 2013-0082
ISSUE DATE: _____. __, _____.
DESIGNED BY: NPW
DRAWN BY: NPW
CHECKED BY: BHW

BOUNDARY

PRELIMINARY
- NOT FOR CONSTRUCTION -

SHEET # 1 OF 1

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ABNA ENGINEERING, AT THE REQUEST OF MODOT, HAS, DURING THE MONTHS OF JUNE AND JULY, 2013, PERFORMED A BOUNDARY AND UTILITY SURVEY OF THE TRACT OF LAND SHOWN HEREUPON, AND THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT DETAIL REQUIREMENTS 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 NATURAL RESOURCES FOR AN "URBAN" PROPERTY BOUNDARY SURVEY.

NORBERT P. WILDHABER JR., MO PLS 2008016667	DATE
ABNA ENGINEERING INC., L.S. No. 365D	
4140 LINDELL BLVD.	
ST. LOUIS, MO 63108	
314.454.0222	