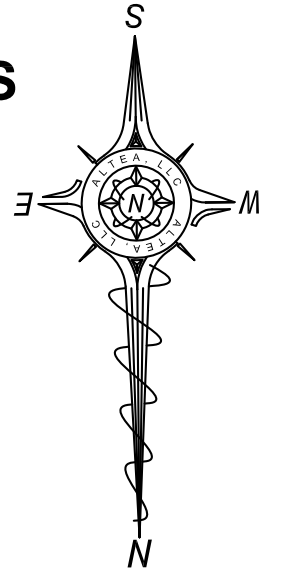


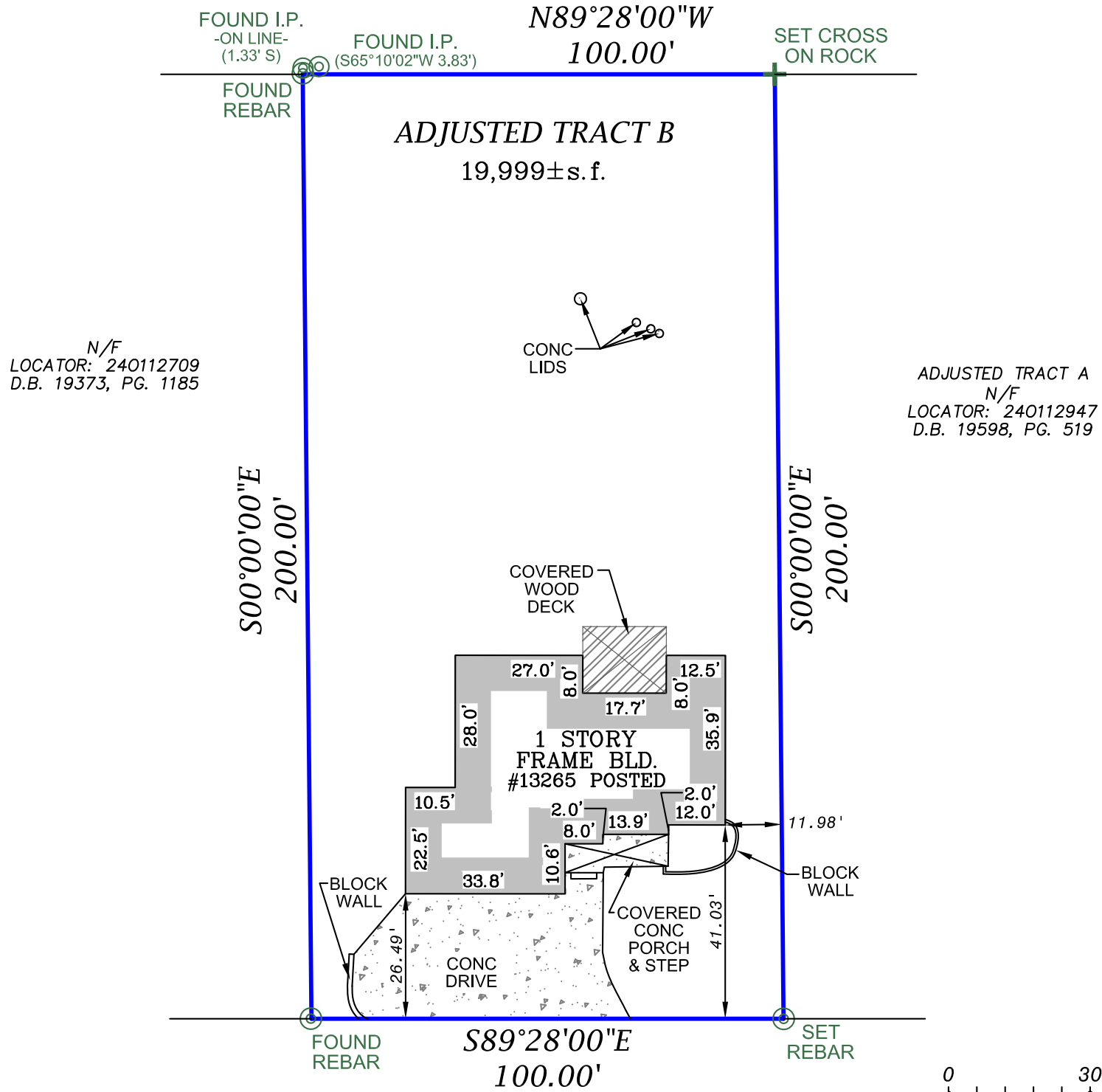
# BOUNDARY AND IMPROVEMENT SURVEY

## ADJUSTED TRACT B OF BOUNDARY ADJUSTMENT PLAT OF LOTS 5 THROUGH 16 AND LOTS 25 THROUGH 36 OF BLOCK 3 OF MERAMEC HEIGHTS

PLAT BOOK: 367 PAGE: 152  
ST. LOUIS COUNTY, MO

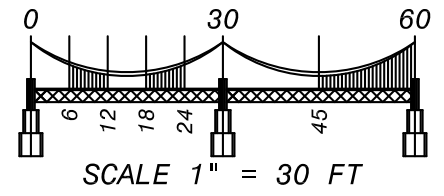


*BIG BEND ROAD (50' W)*



N/F  
LOCATOR: 240112709  
D.B. 19373, PG. 1185

ADJUSTED TRACT A  
N/F  
LOCATOR: 240112947  
D.B. 19598, PG. 519



*ROSEBANK AVENUE (50' W)*

**TITLE NOTES**

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY SELECT TITLE GROUP, FILE NUMBER STG-2020-10-2585-S04.

**BASIS OF BEARINGS**

BOUNDARY ADJUSTMENT PLAT OF LOTS 5 THROUGH 16 AND LOTS 25 THROUGH 36 OF BLOCK 3 OF MERAMEC HEIGHTS  
PLAT BOOK: 367 PAGE: 152

- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- ▬▬▬▬▬ BUILDING FOOTPRINT
- CENTERLINE
- PARCEL LINE

I.P. = IRON PIPE    I.R. = IRON ROD  
(R) = RECORD    (S) = SURVEYED  
D.B. = DEED BOOK    PG. = PAGE  
N/F = NOW OR FORMERLY    NR = NON-RADIAL

**SURVEYOR'S STATEMENT**

THIS IS TO DECLARE TO DAVID J. KADDATZ, SALLY L. KADDATZ AND SELECT TITLE GROUP, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF OCTOBER, 2020, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF ADJUSTED TRACT B OF BOUNDARY ADJUSTMENT PLAT OF LOTS 5 THROUGH 16 AND LOTS 25 THROUGH 36 OF BLOCK 3 OF MERAMEC HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 367, PAGE 152 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

10-14-20

DATE



**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  
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ALTEA, LLC  
PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: **20-2147**

1	SHEET	FIELD CREW:	ZSN
	OF 1	DRAFTER:	ECR
		DRAFTED ON:	10/14/2020
		REVIEWER:	BLH
		REVIEWED ON:	10/14/2020