

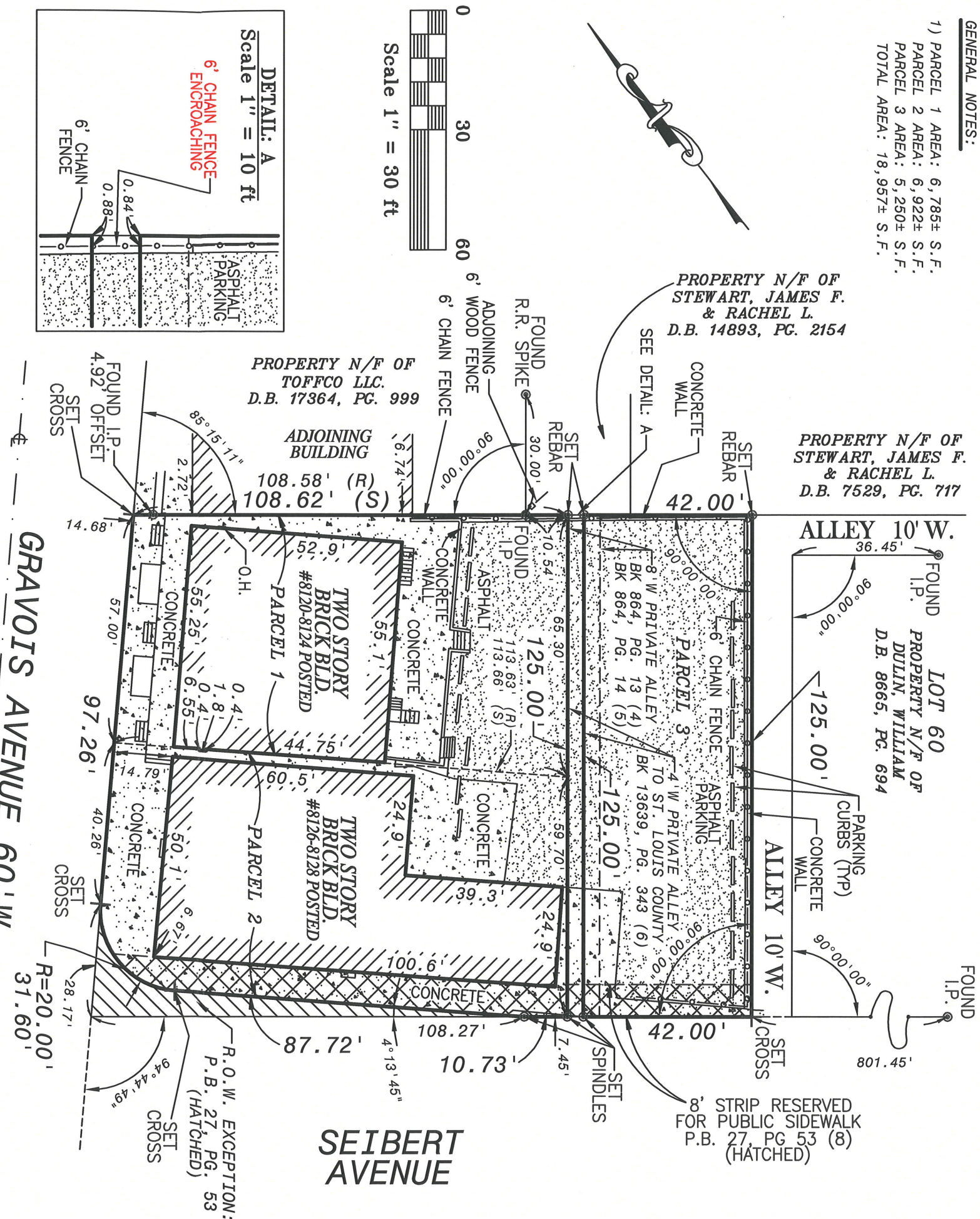
# BOUNDARY AND IMPROVEMENT SURVEY

## PART OF LOT 1 IN BLOCK 1 OF FLETCHER PARK

PLAT BOOK: 10 PAGE: 30  
ST. LOUIS COUNTY, MO

### GENERAL NOTES:

1) PARCEL 1 AREA: 6,785± S.F.  
PARCEL 2 AREA: 6,922± S.F.  
PARCEL 3 AREA: 5,250± S.F.  
TOTAL AREA: 18,957± S.F.



### SCHEDULE B-2 EXCEPTIONS: (THAT RELATE TO SURVEY MATTERS)

- (4) AN EASEMENT FOR PASSAGEWAY AND INCIDENTAL PURPOSES, AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 864, PAGE 14. AS SHOWN
- (5) EASEMENT APPURTENANT FOR PASSAGEWAY AND ALLEY PURPOSES OVER THE WEST 8 FEET OF PROPERTY ADJOINING ON THE WEST AND EXTENDING SOUTH TO SEIBERT AVENUE, ESTABLISHED BY DEED RECORDED IN BOOK 864, PAGE 13. AS SHOWN
- (6) 4 FOOT ALLEY BOUNDED ON THE WEST BY PARCELS 1 AND 2 ON THE EAST BY PARCEL 3 IS NOW OWNED BY ST. LOUIS COUNTY BY INSTRUMENT RECORDED IN BOOK 13639 PAGE 343. AS SHOWN
- (7) RESTRICTIONS, CONDITIONS AND EASEMENTS, CONTAINED IN INSTRUMENT(S) RECORDED IN: PLAT BOOK 10 PAGE 30 AND IN BOOK 251 PAGE 572. AS SHOWN
- (8) RESTRICTIONS, CONDITIONS AND EASEMENTS, CONTAINED IN INSTRUMENT(S) RECORDED IN: PLAT BOOK 27 PAGE 53. AS SHOWN

### GENERAL NOTES:

I.P. = IRON PIPE  
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL

### SURVEYOR'S CERTIFICATION:

THIS IS TO DECLARE TO COMMONWEALTH TITLE COMPANY, THAT AT THEIR REQUEST, MERIDIAN LAND SURVEYING LLC., HAS DURING THE MONTH OF MARCH, 2007, EXECUTED A BOUNDARY SURVEY OF PART OF LOT 1 IN BLOCK 1 OF FLETCHER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 30 OF THE ST. LOUIS COUNTY RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY SHOWN ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR AN URBAN CLASS SURVEY. BUILDING SETBACK INFORMATION SHOWN HEREON IS BASED ON THE RECORDED SUBDIVISION PLAT (IF APPLICABLE). PRIOR TO ANY CONSTRUCTION, THE GOVERNING MUNICIPALITY SHOULD BE CONSULTED TO VERIFY CURRENT ZONING REGULATIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.



### BASIS OF BEARING:

ANGULAR VALUES AS SURVEYED

DATE: 5/12/07



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DRAFTER: MUM DATE: 03/12/2007  
REVIEWED BY: CME  
FIELD CREW: PTM/BDW PROJECT NO: 33310

SHEET 2 OF 2