

BOUNDARY AND IMPROVEMENT SURVEY

LOT 4 OF WOODLAND TRAILS

PLAT BOOK: 33 PAGE(S): 5-6

ST. CHARLES COUNTY, MO

PT SUR 354 753 & 304

LOT 1

PROPERTY N/F

Parcel ID:

3-0105-0304-00-0001.3000000

S 25°35'53" E
113.39'

CONC. BLOCK WALL
IN EASEMENT

SET
REBAR

FENCE COR.
3.6' S
5.5' W

FENCE COR.
0.7' S

6' WOOD
FENCE

LOT 5
PROPERTY N/F
D.B. 6483, PG. 0295

FENCE COR.
2.2' S

N 28°36'41" W
18.74'

L=60.25'
R=175.00'
Δ=19°43'39"

WOODLAND RIDGE DRIVE 50' W

ONE STORY BRICK
AND FRAME BLD.
#708 POSTED

LOT 4
8,498± S.F.

CONCRETE

O.H.

CONCRETE

CONCRETE DRIVEWAY

FOUND REBAR
(0.06' N
0.33' W)

FOUND CROSS
(0.33' N)

FOUND REBAR
(0.10' W)

SET
REBAR

WALL 1.2' W
12.6'

SET
REBAR

FENCE END
2.4' S

WALL END
1.2' N

7' SIDE SETBACK

FENCE COR.
0.3' N

6' VINYL FENCE

10' EASEMENT

25' BUILDING LINE

N 41°39'40" E
104.93'

5' EASEMENT

39.4'

20.5'

7.00'

30.22'

30.1'

28.6'

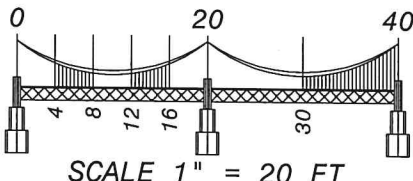
6' VINYL FENCE

7' SIDE SETBACK

5' EASEMENT

82.54'

S 61°23'19" W



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'

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:
NONE.

ADDITIONAL MONUMENTATION FOUND:

- Adopted a Rebar at the Northeast corner of Lot 6.
- Adopted a Rebar at the Northeast corner of Lot 43.
- Found a Rebar at the Southeast corner of Lot 46. Adopted as 0.07' W

SOURCE OF RECORD DESCRIPTION:

ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 2020042112, COMMITMENT DATE: 04/28/2020 AT 12:00 AM

GENERAL NOTES:

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL
SURVEYOR'S STATEMENT:

BASIS OF BEARING OR ANGLES:

WOODLAND TRAILS
PLAT BOOK: 33 PAGE(S): 5-6

REVISED: 03/05/2025
DATE: 05/29/2020

THIS IS TO CERTIFY TO ALEXANDRA SMITH, BANK OF AMERICA AND COPPER TITLE, LLC. THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF MAY, 2020, EXECUTED A RESURVEY OF LOT 4 OF WOODLAND TRAILS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE(S): 5-6 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, 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.

Meridian Surveying Services LLC (agent)



(agent) Lee C Ferrenbach III
General Manager



MERIDIAN LAND SURVEYING
21 POINT WEST BLVD
ST. CHARLES, MO 63301
PHONE: 636-939-2900 FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
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DRAFTER:

DKL

DATE:

05/29/2020

REVIEWED BY:

LCF

DRAWING NO:

01

FIELD CREW:

ACG/ALK

PROJECT NO:

69168R1

SHEET

1

OF 1