

# BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

## 460 HIGHWAY DD A TRACT OF LAND IN FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 2 EAST PLAT BOOK:19 PAGE: 35 ST. CHARLES COUNTY, MO

**PROPERTY DESCRIPTION**

A TRACT OF LAND IN TOWNSHIP 45 NORTH, RANGE 2 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 10 WITH THE WEST LINE OF U.S. SURVEY 937; THENCE ALONG THE SOUTH LINE OF SECTION 10, SOUTH 88 DEGREES 18 MINUTES 00 SECONDS WEST 66.90 FEET TO AN IRON ROD ON THE NORTHEAST LINE OF MISSOURI STATE HIGHWAY "DD"; THENCE ALONG THE SAID NORTHEAST LINE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 42 DEGREES 41 MINUTES 00 SECONDS WEST 349.90 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 00 SECONDS WEST 126.81 FEET TO AN IRON ROD; THENCE LEAVING THE SAID NORTHEAST LINE, NORTH 57 DEGREES 05 MINUTES 00 SECONDS EAST 204.28 FEET TO AN IRON ROD; THENCE SOUTH 68 DEGREES 24 MINUTES 00 SECONDS EAST 374.13 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF U.S. SURVEY 937, SOUTH 22 DEGREES 59 MINUTES 00 SECONDS WEST 342.95 FEET TO THE PLACE OF THE BEGINNING.

**TITLE NOTES**

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY INVESTORS TITLE, FILE NUMBER 703023.

7.) EASEMENT TO CUIVRE RIVER ELECTRIC PER 802-1294; AS SHOWN HEREON.

ABBREVIATIONS	
I.P. = IRON PIPE	I.R. = IRON ROD
B.M. = BENCH MARK	ELEV. = ELEVATION
P.B. = PLAT BOOK	PG. = PAGE
BK. = BOOK	S.F. = SQUARE FEET
ESMT. = EASEMENT	BLDG. = BUILDING
N/F. = NOW OR FORMERLY	CONC. = CONCRETE
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY
PROP. = PROPERTY	COR. = CORNER
FL. = FLOW LINE	CL. = CENTERLINE
(R) = RECORD	(S) = SURVEYED
NR. = NON-RADIAL	

LINE TYPES	
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	BUILDING FOOTPRINT
	CENTERLINE
	PARCEL LINE
	U.S. SURVEY SECTION LINE
	CHAIN FENCE
	WOOD, VINYL, OR METAL FENCE
	WIRE FENCE

**SURVEYOR'S NOTES**

- BASIS OF BEARINGS: FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 2 EAST PLAT BOOK: 19 PAGE: 35
- THE SUBJECT TRACT CONTAINS 3.05 ACRES MORE OR LESS

**SURVEY MARKERS**

	FOUND/SET SEMI-PERMANENT MONUMENT
	FOUND/SET PERMANENT MONUMENT
	FOUND/SET CROSS
	FOUND/SET ANCHOR
	FOUND/SET NOTCH
	FOUND/SET ARROW
	SET STAKE

**SURVEYOR'S STATEMENT**

THIS IS TO DECLARE TO MATTHEW MEREDITH, COURTNEY MEREDITH AND INVESTORS TITLE, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF JUNE, 2021, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF A TRACT OF LAND IN FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 2 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 35 OF THE ST. CHARLES 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 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. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.



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

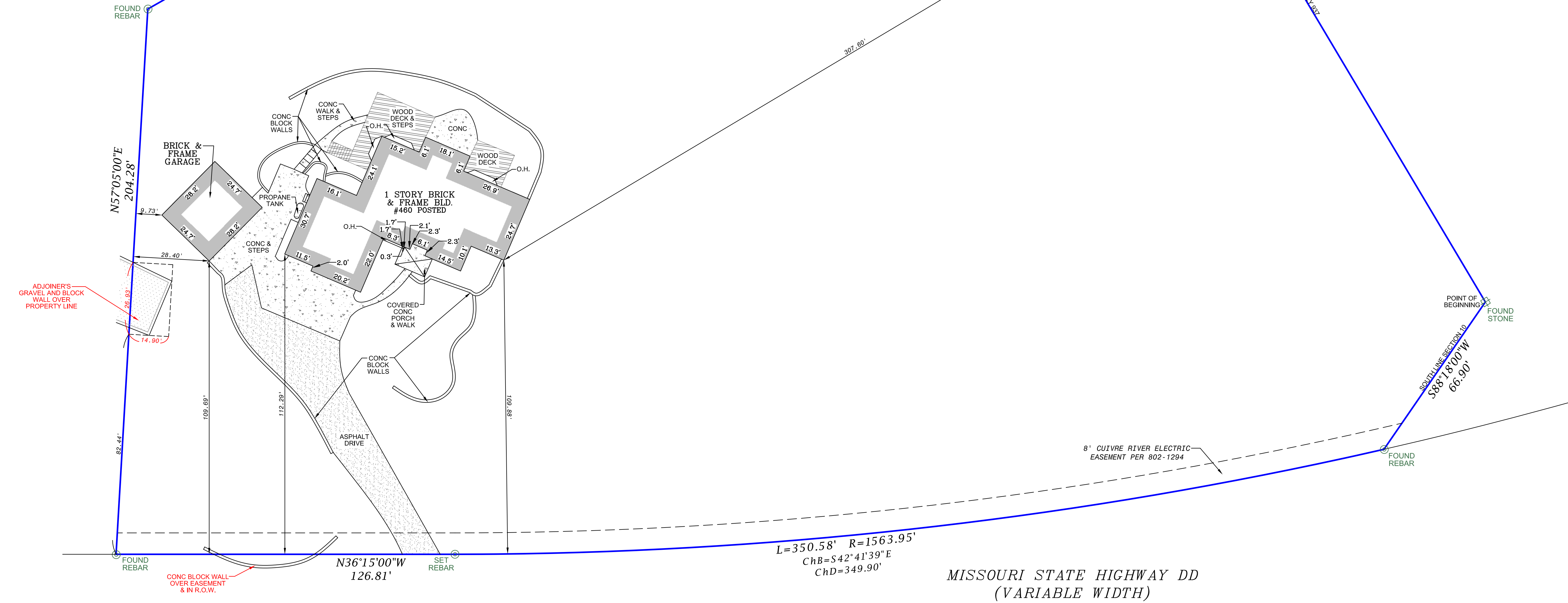
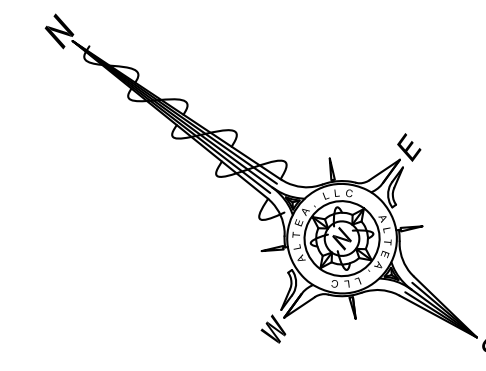
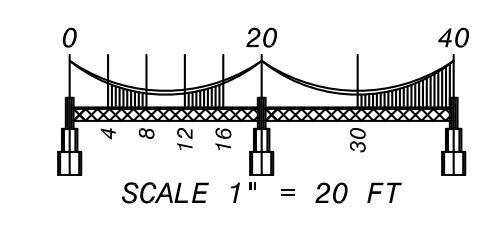
**SHEET IDENTIFICATION**

**BOUNDARY SURVEY**

PROJECT NUMBER	21-1286	
FIELD CREW:	JAM	SHEET <b>1</b> OF 1
SURVEYED:	06/10/2021	
DRAFTED:	ECR	
DRAFTED:	06/11/2021	
REVIEWED:	06/11/2021	

N/F  
PARCEL:  
3-0079-S010-00-0010.2  
D.B. 1609, PG. 1817

N/F  
PARCEL:  
3-0145-0937-00-0002.1  
D.B. 2257, PG. 679



MISSOURI STATE HIGHWAY DD  
(VARIABLE WIDTH)