

BOUNDARY AND IMPROVEMENT SURVEY

A TRACT OF LAND BEING PART OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 4 EAST

JEFFERSON COUNTY, MISSOURI

RIVER HAVEN
PLAT TWO
PLAT BOOK 64
PAGE 18

LOT 38

LOT 39
PROPERTY N/F
D.B. 666, P.C. 568

FOUND DISK
ADOPTED

FOUND DISK
ADOPTED

PROPERTY N/F
DEED DOCUMENT: 2018R-032247
DEED DATE: 04/05/2018

N 65° 45' 00" E
785.00'

S 37° 45' 00" E
210.24'

S 37° 45' 00" E
1031.24' (R)

Description of Tract Surveyed:

A tract of land in Lot 11 in Section 16, Township 43 North, Range 4 East, Jefferson County Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11, said point also being on the West line of said Section 16, thence North along said West line, North 00 degrees 00 minutes East a distance of 185.00 feet to a point; thence Easterly and parallel with the South line of said Lot 11, South 89 degrees 53 minutes 30 seconds East a distance of 1812.99 feet to the Northwest corner of Lot 13 of Seven Springs Plat One, recorded in Plat Book 30 page 11; thence Southerly along the West line of said Lot 13, South 00 degrees 06 minutes 30 seconds West a distance of 185.00 feet to the Southwest corner of said Lot 13, said point also being on the South line of said Lot 11; thence Westerly along said South line, North 89 degrees 53 minutes 30 seconds West a distance of 1812.64 feet to the point of beginning, containing 7.699 acres more or less.

PROPERTY N/F D.B. 670, P.C. 726

SECTION 17 TOWNSHIP 43 NORTH, RANGE 4 EAST
SECTION 16 TOWNSHIP 43 NORTH, RANGE 4 EAST

PROPERTY N/F
DEED DOCUMENT: 2018R-032247
DEED DATE: 04/05/2018

PROPERTY N/F
DEED DOCUMENT: 2013R-043671
DEED DATE: 10/31/20

ORIGINAL TRACT DESCRIPTION

SEVEN SPRINGS PLAT ONE
PLAT BOOK 30 PAGE 11

SEVEN SPRINGS
PLAT ONE
LOTS 1 THRU 94 & PART
OF FRACTIONAL SECTION 16
PLAT BOOK 34 PAGE 28

LOT 33

LOT 32

RIVER BEND DRIVE 40' W
(FORMERLY RIVER HAVEN DRIVE)

S 89° 53' 30" E 1812.99' (S) 1823.55' (CALC)

RIVER HAVEN 1
PLAT BOOK 39 PAGE 4

LOT 69
PROPERTY N/F
DEED BOOK: 670
PAGE: 1881

RIVER BEND COURT

FOUND IR ROD
1.90'S

FOUND RR SPIKE
10.56' W

FOUND I. ROD
5.85'S, 0.89' W

SET REBAR

N 00° 00' 00" W
185.00'

SET REBAR

S.W. CORNER OF LOT 11 OF SECTION 16
TOWNSHIP 43 NORTH, RANGE 4 EAST

FOUND DISK
(5.78' S)

50' EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH, PER 1161577 & 1161578

50' EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH, PER 1161577 & 1161578

10' EASEMENT TO U.E. PER 3551763

N 89° 53' 30" W 1812.64' (S) 1823.20' (R)

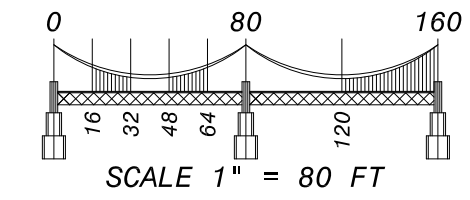
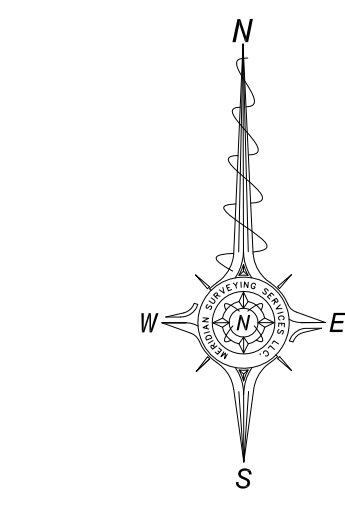
4" WIRE FENCE

SOUTH LINE OF LOT 11

FOUND REBAR
ADOPTED

PROPERTY N/F DEED DOCUMENT: 2016R-036515 DEED DATE: 11/06/2016

AREA
335,370 S.F.
7.699 ACRES



GENERAL NOTES

I.P. = IRON PIPE
I.R. = IRON ROD

(R) = RECORD (S) = SURVEYED
(C) = CALCULATED (NR) = NON-RADIAL

SOURCE OF RECORD DESCRIPTION:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
COMMITMENT NO.: 2079020-17230,
EFFECTIVE DATE: 12/07/2020 AT 08:00 AM

Meridian Surveying Services LLC (agent)



BASIS OF BEARING OR ANGLES:

SEVEN SPRINGS PLAT ONE
PLAT BOOK: 30 PAGE: 11

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY TO LAND GROUP US LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND U.S. TITLE GUARANTY COMPANY, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF FEBRUARY, 2020, EXECUTED A RESURVEY OF PART OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 4 EAST, SITUATED IN JEFFERSON COUNTY MISSOURI, 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.

PROJECT INFORMATION

PROJECT DESCRIPTION

PART OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 4 EAST BEING PART OF THE JEFFERSON COUNTY, MO RECORDS

COMPANY NAME AND ADDRESS

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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CORPORATE LICENSE NO. 2010021844

PROJECT# 70769

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'

DESCRIPTION OF PARENT TRACT:

Beginning at the Southwest corner of Lot 13 of Seven Springs Plat One as recorded in Plat Book 30, at Page 11, go N 89 degrees 53½ minutes West for 1,823.20 feet to the Western Boundary line of Section 16, thence North on said Section line 1,055 feet to the most Southern corner of Lot 39 of River Haven Plat Two as recorded in Plat Book 64 at page 18, thence N37 degrees 45 minutes West 210.94 feet to an old stone, thence N65 degrees 45 minutes East 785 feet, thence S37 degrees 25 minutes East 1,031.44 feet, thence S 0 degrees 6½ minutes W 175 feet to the Northern boundary of River Haven Drive, thence S89 degrees 53½ minutes E 335 feet to the Northwest corner of the aforesaid lot 13, thence S 0 degrees 6½ minutes W 185 feet to the point of beginning, containing approximately 33.41 acres.

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:

- 5) - EASEMENT GRANTED TO UNION ELECTRIC COMPANY (3551763); AS SHOWN HEREON.
- 6) - EASEMENT GRANTED TO UNION ELECTRIC COMPANY (473/2014); UNABLE TO DETERMINE EXACT LOCATION DUE TO VAGUE DESCRIPTION.
- 7) - EASEMENT GRANTED TO ROCK CREEK PUBLIC SEWER DISTRICT AND/OR IMPERIAL UTILITY CORPORATION OF JEFFERSON COUNTY (473/2012); DOES NOT APPLY.
- 8) - EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH (1161577); AS SHOWN HEREON. (1161578); AS SHOWN HEREON.



DRAFTER:	REVIEWER:
AJ	LCF
FIELD CREW:	DATE:
MWH/AJS	02/24/2021
DRAWING NO.:	SCALE:
01	1" = 80'

SHEET
1
OF 1