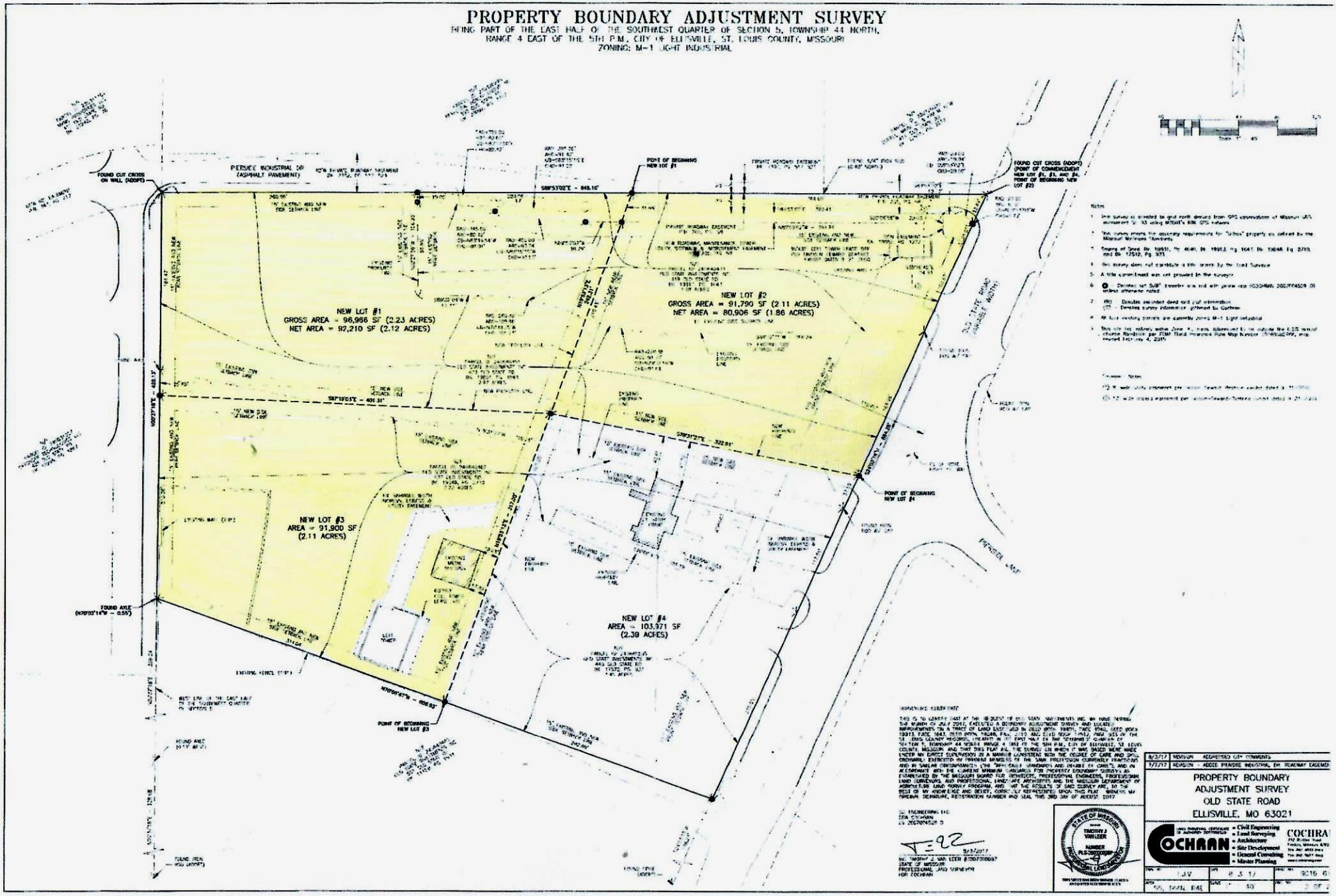
PROPERTY BOUNDARY ADJUSTMENT SURVEY

BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

ZONING: M-1 LIGHT INDUSTRIAL



Notes

1. This survey is oriented to grid north derived from GPS observations of Missouri CRS monument "J" 35 using MoDOT's RTK GPS network.
2. This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards.
3. Source of Deed: Bk. 19931, Pg. 1641; Bk. 19946, Pg. 2210, and Bk. 17512, Pg. 931
4. This survey does not constitute a title search by the Land Surveyor.
5. A title commitment was not provided to the surveyor.
6. ● Denotes set 5/8" iron rod with yellow cap (COCHRAN 2007004529 D) unless otherwise noted
7. (R) Denotes recorded deed and plat information
   (M) Denotes survey information gathered by Cochran
8. All lots existing parcels are currently zoned M-1 Light Industrial
9. This site lies entirely within Zone "X", areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map Number 29189C0079K, effective date May 4, 2011.

Revision Notes:

(1) 5' wide utility easement per ordinance recorded as document number [illegible]

(2) 12' wide access easement per ordinance recorded as document number [illegible]

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I OR PERSONS UNDER MY DIRECT SUPERVISION HAVE PERFORMED THE SURVEY OF JULY 2017, EXECUTED A BOUNDARY ADJUSTMENT SURVEY AND LOCATED IMPROVEMENTS ON A TRACT OF LAND LAST DESCRIBED IN DEED BK. 19931, PAGE 1641, DEED BOOK 19915, PAGE 1643, DEED BOOK 19946, PAGE 2210 AND DEED BOOK 17512, PAGE 931 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AND THAT THIS PLAT AS THE SURVEY ON WHICH IT WAS BASED WERE MADE UNDER MY DIRECT SUPERVISION AS A MINIMUM CONFORMS WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY PRUDENT MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING IN SIMILAR CIRCUMSTANCES (THE "SPAM" RULE STANDARDS ARE INCLUDED BY COMPLY), AND 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 PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM, AND THAT THE RESULTS OF SAID SURVEY ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTED UPON THIS PLAT. WITNESS MY HAND, SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF AUGUST 2017.

8/3/2017

TIMOTHY J. VAN LEER #2007004529

STATE OF MISSOURI

PROFESSIONAL LAND SURVEYOR

FOR COCHRAN

STATE OF MISSOURI
TIMOTHY J. VAN LEER
NUMBER PLS-2007004529
PROFESSIONAL LAND SURVEYOR

8/3/17	REVISION - ADDRESSED CITY COMMENTS
7/7/17	REVISION - ADDED PERSICE INDUSTRIAL DR ROADWAY EASEMENT

PROPERTY BOUNDARY
ADJUSTMENT SURVEY
OLD STATE ROAD
ELLISVILLE, MO 63021

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

COCHRAN
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www.cochran.com

DES. BY: JJV	DATE: 8.3.17	PROJ. NO: 2016.0
DRN. BY: VAN LEER	SCALE: 1" = 50'	SHT. NO: 1 OF 1