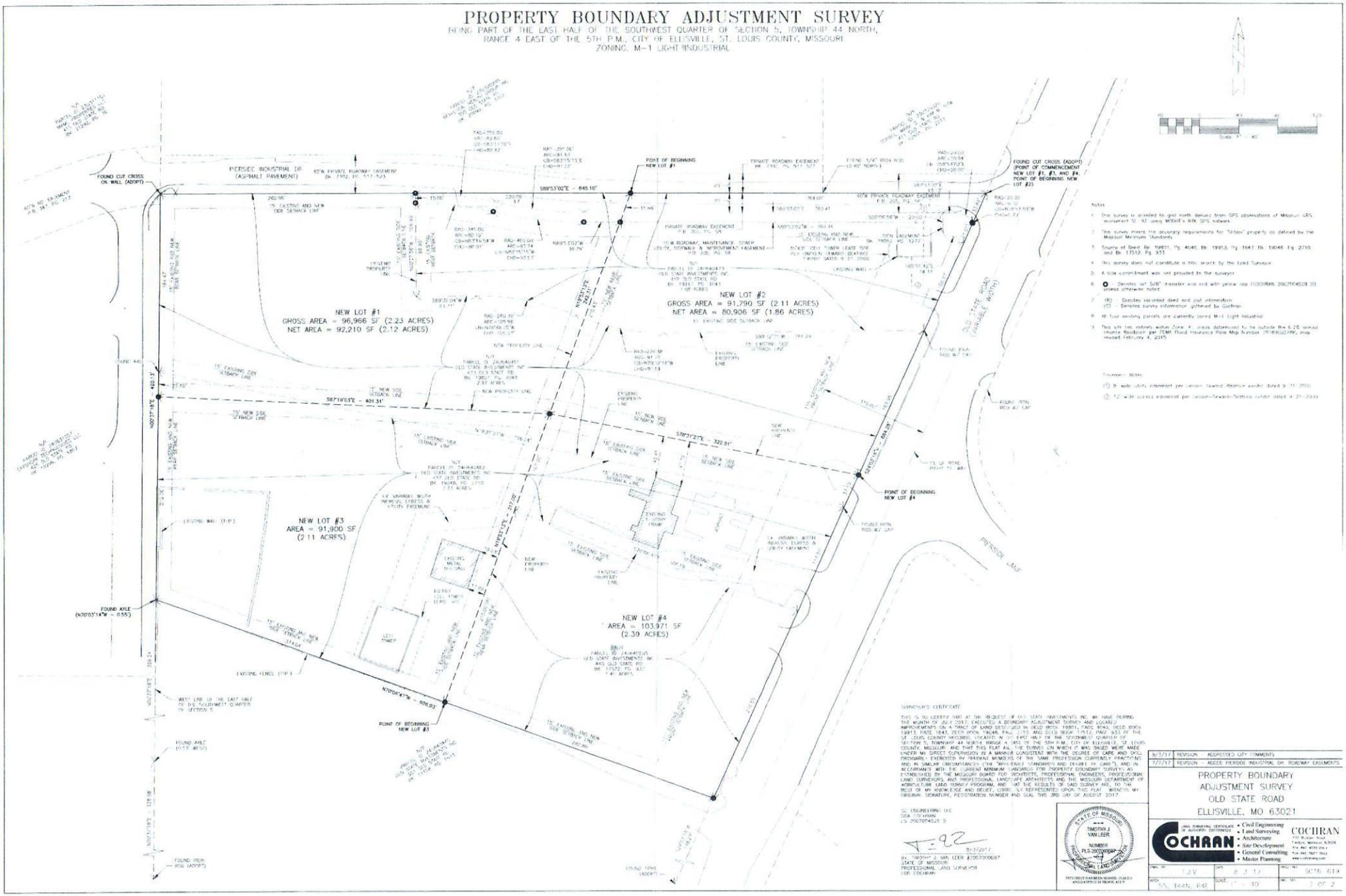
PROPERTY BOUNDARY ADJUSTMENT SURVEY

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 GRS monument "D 183" 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. 4040, Bk. 19913, Pg. 1643, Bk. 19046 Pg. 2710, and Bk. 17512, Pg. 933.
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" diameter iron rod with yellow cap (COCHRAN 2007004529 D) unless otherwise noted.
7. (R) Denotes recorded deed and plat information.
(S) Denotes survey information gathered by Cochran.
8. All four 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 29189C0279K, map revised February 4, 2015.

Easement Notes:

(1) 5' wide utility easement per Lenzen-Sievers Realtors exhibit dated 9-21-2006.

(2) 12' wide access easement per Lenzen-Sievers-Teitrich exhibit dated 9-21-2006.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF OLD STATE INVESTMENTS INC. WE HAVE DURING THE MONTH OF JULY 2017, EXECUTED A BOUNDARY ADJUSTMENT SURVEY AND LOCATED IMPROVEMENTS ON A TRACT OF LAND DESCRIBED IN DEED BOOK 19931, PAGE 4040, DEED BOOK 19913, PAGE 1643, DEED BOOK 19046, PAGE 2710, AND DEED BOOK 17512, PAGE 933 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 IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY PRESENT MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING AND IN SIMILAR CIRCUMSTANCES (THE "MINIMUM STANDARDS") AND IN PART (B) (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 ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF AUGUST 2017.

SC ENGINEERING LLC
DBA COCHRAN
LS 2007004529 D

8/3/2017
BY: TIMOTHY J. VAN LEER #2007000687
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR: COCHRAN

STATE OF MISSOURI
TIMOTHY J VAN LEER
NUMBER PLS-2007000687
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN SIGNED, SEALED AND DATED IN DIGITAL FORM

8/3/17	REVISION - ADDRESS CITY COMMENTS
7/7/17	REVISION - ADDED PERSIDE INDUSTRIAL DR. ROADWAY EASEMENTS

PROPERTY BOUNDARY ADJUSTMENT SURVEY
OLD STATE ROAD
ELLISVILLE, MO 63021

COCHRAN
LAND SURVEYING CERTIFICATE OF AUTHORITY: 2007004529
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
COCHRAN
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DRAWN BY: TJV	DATE: 8.3.17	PROJECT NO: SC16.614	
AREA: S5, T44N, R4E	SCALE: 1" = 40'	SHEET NO: 1 OF 2	