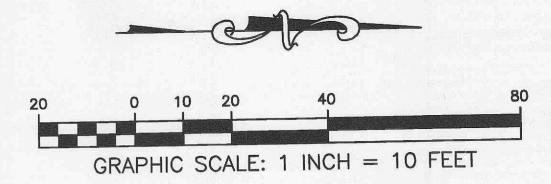
BOUNDARY SURVEY

SONDEREN SUBSTATION
A TRACT OF LAND IN THE NORTHWEST QUARTER OF
SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE 5TH P.M. AS RECORDED IN D.B. 342 PG. 366
EXCEPTING THAT PORTION CONVEYED IN D.B. 2513 PG. 1133





LEGEND

1360.06' (M) MEASURED DISTANCE

1360.06' (R) RECORD DISTANCE

■ IRON PIPE FOUND

□ IRON PIPE WITH CAP SET

+ SET CUT "X"

GENERAL NOTES:

- 1. THE BASIS OF BEARING SYSTEM IS GRID NORTH, MISSOURI ZONE EAST 2401.
- 2. THIS IS AN URBAN SURVEY.
- 3. "R" DENOTES RECORD INFORMATION AND "M" DENOTED AS MEASURED IN THE FIELD.
- 4. NO TITLE COMMITMENT HAS BEEN PROVIDED AND NO EASEMENT SEARCH HAS BEEN PERFORMED BY THE SURVEYOR.

PROPERTY DESCRIPTION:

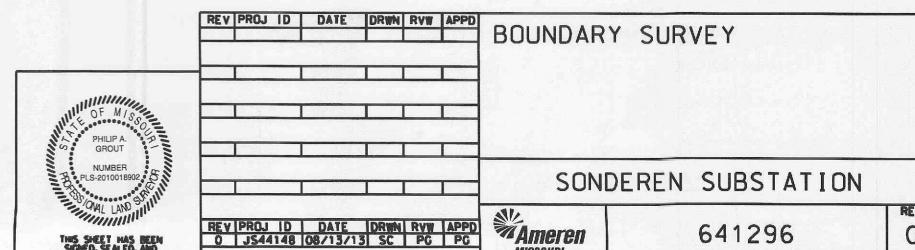
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN AS RECORDED IN D.B. 34: PG. 366 EXCEPTING THAT PORTION CONVEYED IN D.B. 2513 PG. 1133 OF ST. CHARLES COUNTY RECORDS. ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE OF SONDEREN STREET AND THE SOUTHERN RIGHT-OF-WAY LINE OF ELM STREET THENCE LEAVING SAID RIGHT-OT-WAY LINE, NORTH 87 DEGREES 40 MINUTES 19 SECONDS WEST A DISTANCE OF 175.00' FEET TO A FOUND IRON PIPE; THENCE SOUTH 00 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 100.00 FEET TO A FOUND IRON PIPE; THENCE SOUTH 87 DEGREES 40 MINUTES 19 SECONDS EAST A DISTANCE OF 175.00 FEET TO A POINT ON THE SAID WESTERN RIGHT-OF-WAY LINE OF SONDEREN STREET, FROM WHICH A FOUND PIPE BEARS NORTH 67 DEGREES 40 MINUTES 37 SECONDS EAST A DISTANCE OF 0.18 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH OO DEGREES 54 MINUTES 41 SECONDS EAST A DISTANCE OF 21.47 FEET TO A SET IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 05 MINUTES 19 SECONDS WEST A DISTANCE OF 7.04 FEET TO A SET IRON PIPE; THENCE NORTH 00 DEGREES 54 MINUTES 41 SECONDS EAST A DISTANCE OF 23.52 FEET TO A CUT CROSS; THENCE SOUTH 89 DEGREES 05 MINUTES 19 SECONDS EAST A DISTANCE OF 7.04 FEET TO A CUT CROSS ON SAID WESTERN RIGHT-OF-WAY LINE OF SONDEREN STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH OO DEGREES 54 MINUTES 41 SECONDS EAST A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING, CONTAINING 17,329.07 SQUARE FEET OR 0.3978 ACRES MORE OR LESS AND BEING SUBJECT TO A SANITARY EASEMENT AS RECORDED IN DEED BOOK 342 PAGE 366 ST. CHARLES COUNTY, MISSOURI AND ANY AND ALL EASEMENTS. RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE IN THE MONTH OF APRIL 2013, BY THE ORDER OF AMEREN, A MISSOURI CORPORATION, EXECUTED A BOUNDARY SURVEY OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN AS RECORDED IN D.B. 342 PG. 366 ST. CHARLES COUNTY, MISSOURI. FURTHERMORE, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE RESULTS OF SAID SURVEY ARE SHOWN ON THIS PLAT. WE CERTIFY THAT THE ABOVE PLAT WAS MADE FROM AN ACTUAL SURVEY ACCORDING TO THE RECORDS AVAILABLE AND RECORDED.

PHILIP A. GROUT MISSOURI PLS # 2010018902			



EALED, MD
CTRONCALLY.

MISSOURI

SCALE RATIO = 1==10