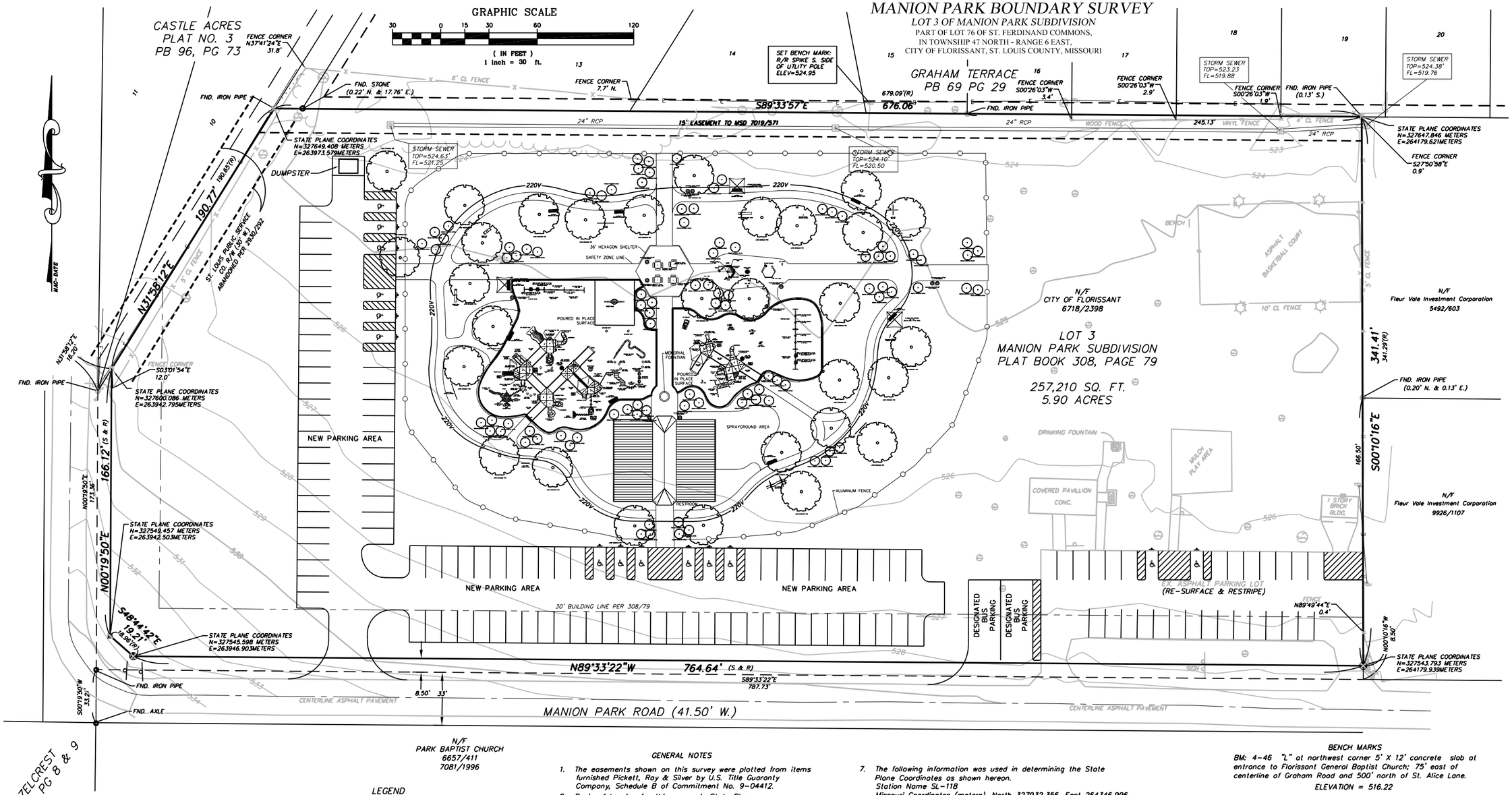
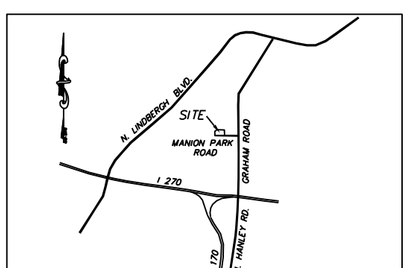
MANION PARK BOUNDARY SURVEY

LOT 3 OF MANION PARK SUBDIVISION
PART OF LOT 76 OF ST. FERDINAND COMMONS,
IN TOWNSHIP 47 NORTH - RANGE 6 EAST,
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



MONUMENTS

- "O" FOUND MONUMENT AS NOTED.
- "●" SET 1/2" IRON ROD WITH CAP
- "●" SET PERMANENT MOMUMENT



LOCATION MAP
(NOT TO SCALE)

LEGEND

MANHOLE	GAS LINE
CURB/AREA INLET	PHONE LINE
FLARED END SECTION	WATER LINE
GAS VALVE	OVERHEAD UTILITY
GAS METER	FENCE
UTILITY POLE	CONC. PVMT.
LIGHT STANDARD	ASPH. PVMT.
GUY WIRE	BUILDINGS
WATER VALVE	SIGN
WATER METER	2 POST SIGN
FIRE HYDRANT	SPOT ELEVATION
WATER VAULT	BAR-B-QUE PIT
TREE	LANDSCAPING
TREE LINE	BOLLARD
BUSH	NEW UG 220V CABLE

GENERAL NOTES

1. The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by U.S. Title Guaranty Company, Schedule B of Commitment No. 9-04412.
2. Basis of bearing for this survey is State Plane coordinates.
3. Class of property - Urban.
4. (S) Survey distance
   (R) Record distance per Plat Book 308 Page 79.
5. This property lies within Zone X (areas outside 500-year floodplain), per the Flood Insurance Rate Map, Community Panel No. 29189C0062 J, Map 62 of 420, August 23, 2000.
6. Underground facilities, structures, and utilities have been plotted from available surveys, and record information; and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, location, or depth of these faculties, structures, and utilities.

   The Contractor is responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation, or construction of improvements. Should the actual location, size, or depth or any underground facilities, structures, or utilities differ from those indicated on these plans, the Contractor will immediately notify Pickett, Ray & Silver, Inc. prior to proceeding with the installation of any proposed improvements in the area where the difference exists.
7. The following information was used in determining the State Plane Coordinates as shown hereon.
   Station Name SL-118
   Missouri Coordinates (meters), North 327932.356, East 264346.996
   Zone Mo-East, Convergence: Positive 00°06'12.4"
   Grid Factor: 0.9999162
   Azimuth from SL-118 to SL-118A. Grid Azimuth 181°37'30"
   The relative positional tolerance of said State Plane Coordinates are ±0.03 meters.
8. This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16. and the results are shown hereon.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
U.S. TITLE
COMMITMENT NO.9-04412
EFFECTIVE DATE: MARCH 5, 2009
SCHEDULE B-SECTION 2

Items 1-6	Standard exceptions.
Item 7	Not a survey related item.
Item 8	Declaration of abandonment of railroad right-of-way according to instrument recorded in Book 2930 page 292. (shown)
Item 9	Easement granted to The Metropolitoin st. Louis sewer District per instrument recorded in Book 7019, Page 571. (shown)
Item 10	Easements, building lines and conditions according to plat recorded in Plat Book 308 page 79. (shown)
Item 11	Subject to provision of City of Florissant Ordinance No. 5309 approving the Manion Park Subdivision Plat, recorded in Book 9154 page 12, and a Correction/Claritication Affidavit recorded in Book 9197 page 79.

BENCH MARKS

BM: 4-46 "L" at northwest corner 5' X 12' concrete slab at entrance to Florissant General Baptist Church; 75' east of centerline of Graham Road and 500' north of St. Alice Lane.

ELEVATION = 516.22

TBM: Top of R/R spike south side of utility pole at the southwest corner of lot 15 of Graham Terrace.

ELEVATION = 524.95

We, Pickett, Ray & Silver, Inc., have, during the month of April 2009, executed a boundary survey from actual field data and record information on "A tract of land being Lot 3 of Manion Park Subdivision, a subdivision according to the plat thereof recorded in Plat Book 308, Page 79 of the St. Louis County Records, being part of Lot 76 of St. Ferdinand Commons in Township 47 North - Range 6 East, St. Louis County, City of Florissant, Missouri and has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16. and the results are shown hereon.

By: _____
DAVID FRANCIS SKORNIA, P.L.S. #2124
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
New Town 3320-1 Rue Royale St. Charles, MO 63301
St. Peters 333 Mid Rivers Mall Drive St. Peters, MO 63376
Branson 3027 W. Hwy 76, Suite B Branson, Mo 65616
Phone (636) 397-1211 Fax (636) 397-1104
www.pre3.com 1-800-708-3918

MANION PARK BOUNDARY SURVEY
LOT 3 OF MANION
PART OF LOT 76 OF ST. FERDINAND COMMONS,
IN TOWNSHIP 47 NORTH - RANGE 6 EAST,
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

Prepared For:
BLACK & VEATCH,
ENGINEERS-ARCHITECTS
MR. RICK SIEFERT
14400 S. OUTER FORTY DRIVE,
SUITE 100
CHESTERFIELD, MISSOURI 63017
FAX: (636) 532-1465

REVISIONS NO.	DATE	DESCRIPTION

DRAWN R.G.A.	DATE 04/14/09
CHECKED D.F.S.	DATE 04/17/09
PROJECT # 06024.BLVE.005	
TASK # 1	FIELD BOOK 1282

MANION PARK
BOUNDARY SURVEY & TOPO

SHEET 1 OF 1

© Copyright 2008 by Pickett, Ray & Silver Inc.