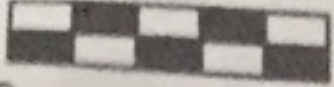


WYNNCREST PLAT ONE

CITY OF WILDWOOD
ST. LOUIS COUNTY, MISSOURI

SCALE 1"=50'



PROPERTY CLASS:
"URBAN"



VALLEY VIEW PLAT 3
(P.B. 190 PGS. 12-13)

LOT 53

FOUND
IRON PIPE
WITH CAP
(LS 2660)

501°00'40"W 202.99'

LOT 52

LOT 67
36,387 S.F.

LOT 51

FOUND
IRON PIPE
WITH CAP
(LS 2660)

113.65'

50' BUILD LINE

236.08'

WYNNCREST
PLAT ONE
P.B. 350 PGS. 189-190

LOT 68

N41°43'13"W 347.63'

The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part or parts of the project to which this page refers.

WYNNCREST
PLAT ONE
P.B. 350 PGS. 189-190

NATURAL RESOURCE
PROTECTION LINE

LOT 66

FRAME
CHIMNEY

25' RESOURCE
PROTECTION
LINE SETBACK

FRAME
BAY WINDOW

TWO STORY
BRICK & FRAME

270.30'

CONC.
PAD

CONC.
PAD

CONC.
PAD

CONC.
DRIVE

25.49'

5' W. ESMT.

55.00'

20' BUILD LINE

38.53'

15' W. ESMT.

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

R=220.00'
L=9.28'

R=49.00'
L=68.00'

R=30.00'
L=36.63'

WYNNCREST MANOR
(40' W PUBLIC) DRIVE



05/24/04

THIS IS TO CERTIFY TO LEVINSON COMPANIES., THAT AT THEIR REQUEST, WE HAVE ON MAY 17, 2004 EXECUTED A SURVEY AS PER THE RECORD PLAT, TO LOCATE IMPROVEMENTS ON LOT 67 OF WYNNCREST PLAT ONE, RECORDED IN PLAT BOOK 350, PAGES 189 & 190, OF THE ST. LOUIS COUNTY, MO. RECORDS, BASIS OF BEARINGS OF THIS SURVEY. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. NOTES: EASEMENTS SHOWN ON THIS PLAT ARE AS PER THE RECORD PLAT. A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT; AND, NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS, BUILDING LINES, ZONING OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.

JOB NUMBER 97-084 DRAWN BY M.T.G. CHECKED BY B.J.F.

Cole & Associates Inc.

Planning * Civil Engineering * Land Surveying

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