

"SURVEYOR'S REAL PROPERTY REPORT"
(this does not constitute a Boundary Survey)

POLO RIDGE
P.B. 320 PG. 13

LOT 28

N/T
ROSENBERG
DB 08143 PG 0188

LOT 29

N/T
TIMMERMAN
DB 22140PG 501

S 47°51'10" E
9.32'

N 80°22'54" E
48.37'

LOT 23

LOT 24

N/T
RANDELL
DB 17641 PG 3895

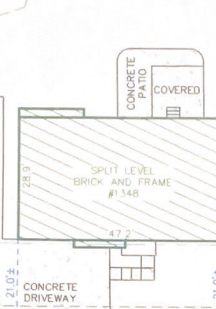
COMMON LAND (PARK)

N/T
CAMBRIDGE
DB 08087 PG 1049

N 60°35'00" E
87.13'

129.29'

S 60°35'00" W



N 29°25'00" W
65.00'

WEATHERBY (50' WIDE) DRIVE

FOUND IRON ROD
WITH "2001 001914" CAP
0.25' NORTH
0.00' EAST-WEST

FOUND CONCRETE MONUMENT
AT P.C.
"C.M." (PLAT)

L=6.41'
R=275'

LOT 57

LOT 56

SOURCE OF TITLE: Commonwealth Land Title Insurance Company, Commitment No. 17-213765-BTP;
Effective Date: March 16, 2017
Item 8: Easement affects other areas.
Item 9: Temporary construction easement no longer affects subject tract.

This is to certify that at the request of Margaret Benson and Taylor Howell and Title Premier, LLC we have, on the 12th day of April, 2017, made a Surveyor's Real Property Report on Lot 23 of Cambridge, according to the plat thereof recorded in Plat Book 142, Page 38 of the St. Louis County Records in St. Louis County, Missouri, and that the result of said Surveyor's Real Property Report is represented on this plat. This Surveyor's Real Property Report is non-transferable.

This Surveyor's Real Property Report was conducted by the Land Surveyor or under his immediate supervision. The accompanying drawing is a representation of the conditions that were found at the time of the inspection and that the document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. No property corners were set, and the information shown on this drawing shall not be used to establish any fence, structure or other improvements. The linear and angular values shown on this drawing are based on record or deeded information and have not been verified. This firm is not extending any warranty to the present or future owners or occupants. Walls and fences along the property line are traditionally not shown. Unless otherwise noted, the Bearing System, Building Lines and Easements, were taken from the Record Plat. Unless otherwise noted, positional tolerance of major improvements is 1', current zoning setbacks may not be shown.

4/12/2017



Leo J. Klutho

LEO J. KLUTHO
MO. REG. NO. PLS-2005019212

SHEET 2 OF 2

JAMES
SURVEYING COMPANY
10811 BIG BEND BOULEVARD
KIRKWOOD, MO 63122
PHONE: (314) 822-1006; FAX: (314) 822-0006



1 INCH = 20 FEET

SURVEYOR'S REAL PROPERTY REPORT

PROJECT: 1348 WEATHERBY DRIVE
ADDRESS: ST. LOUIS, MO 63146

REVISED:	DATE: 4/12/2017	ORDER NUMBER
ORIGINAL CERTIFICATE	FIELD WORK: RS	208221
LICENSE NUMBER 000129	DRAWN BY: GD	