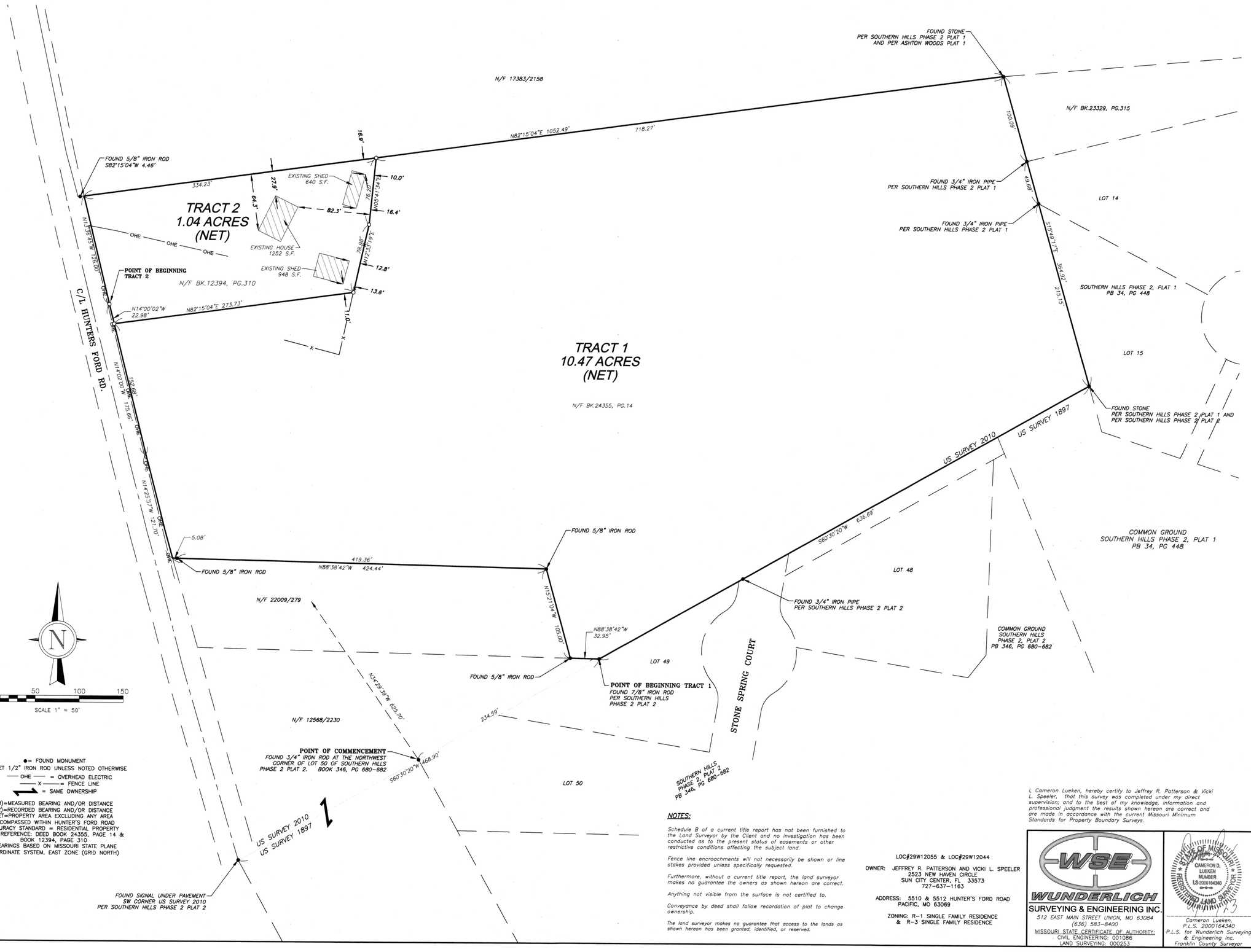
BOUNDARY ADJUSTMENT
A TRACT OF LAND IN US SURVEY 1897, TOWNSHIP 43 NORTH, RANGE 3 EAST, CITY OF EUREKA, ST. LOUIS COUNTY, MISSOURI



●= FOUND MONUMENT
O= SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
—OHE— = OVERHEAD ELECTRIC
—X— = FENCE LINE
= SAME OWNERSHIP

(M)=MEASURED BEARING AND/OR DISTANCE
(R)=RECORDED BEARING AND/OR DISTANCE
NET=PROPERTY AREA EXCLUDING ANY AREA ENCOMPASSED WITHIN HUNTER'S FORD ROAD
ACCURACY STANDARD = RESIDENTIAL PROPERTY
DEED REFERENCE: DEED BOOK 24355, PAGE 14 & BOOK 12394, PAGE 310
BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

Tract 1

A tract of land being part of the US Survey 2010, Township 43 North, Range 3 East of the 5th P.M., being more fully described as follows: Commencing a the the southwest corner of US Survey 2010; thence North 60°30'20" East a distance of 234.59' to a point on the North line of Lot 49, Southern Hills Phase 2, Plat 2 recorded in the St. Louis County Recorder's office per Plat Book 346, Page 682 and being the point of beginning of tract; Thence North 15°21'04"W 105.00' to a 5/8" iron rod; Thence North 88°38'42" West 32.95' to a ⅜" iron rod; Thence North 88°38'42" West a distance 424.44' to a point on the eastern right of way of Hunter's Ford Road from which a 5/8" iron rod bears South 88°38'44" East, 5.08'; Thence along said right of way North 14°25'57" West 121.70 feet; Thence North 14°00'02" West a distance of 152.68' to a 1/2" iron rod; Thence leaving said right of way North 82°15'04" East a distance of 273.73' to a 1/2" iron rod; thence North 12°33'19" East 78.98'; Thence North 05°41'34" West a distance of 76.20' to a 1/2" iron rod; Thence North 82°15'04" East a distance of 718.27' to a stone; thence South 15°49'17" East 364.92' to a stone; thence South 60°30'20" West a distance of 636.69' to the point of beginning containing 10.47 acres more or less.

Tract 2

A tract of land being part of the US Survey 2010, Township 43 North, Range 3 East of the 5th P.M., being more fully described as follows: Commencing at a found ¾" iron rod at the Northwest Corner of Lot 50 of Southern Hills Phase 2 Plat 2 recorded in Book 346, pages 680-682; Thence North 34°29'03" West 625.70' to a 1/2" Iron Rod and being the Point of Beginning; Thence North 13°36'45" West 126.00' to which a 5/8" iron rod that bears South 82°15'04" west, 4.46'; Thence leaving said right of way North 82°15'04" East a distance of 334.23' to 1/2" iron rod; thence South 05°41'34" West a distance of 76.20' to a 1/2" iron rod; thence South 12°33'19" West a distance of 78.98' to a 1/2" iron rod; thence South 82°15'04" East distance of 273.73' to a 1/2" iron rod; thence North 14°00'02" West a distance of 22.98' to the point of beginning containing 1.04 acres more or less.

We the undersigned owners of the tracts of land shown hereon have caused to be the same to be surveyed in he manner shown. This is to certify that the Boundary Adjustment shown hereon was presented and approved by :

By: _____
Jeffrey R. Patterson

STATE OF_____
COUNTY OF _____

On this _____day of _____before me appeared Jeffery R. Patterson to me known to be the person(s) described in and who executed the forgoing instrument , and acknowledges that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

My Term Expires:_____

_____
Notary Public

We the undersigned owners of the tracts of land shown hereon have caused to be the same to be surveyed in he manner shown. This is to certify that the Boundary Adjustment shown hereon was presented and approved by :

By: _____
Vicki L. Speeler

STATE OF_____
COUNTY OF _____

On this _____day of _____before me appeared Vicki L. Speeler to me known to be the person(s) described in and who executed the forgoing instrument , and acknowledges that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

My Term Expires:_____

_____
Notary Public

This is to certify that the "Boundary Adjustment Plat of _____ " shown hereon was presented and approved by the building commissioner of the city of Eureka on this _____ day of _____, 20__as authorized by Ordinance No.520.

By: _____
John Boggs, Building Commissioner

Attestation:_____
Julie Wood, City Clerk

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown or line stakes provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

NOTES:

LOC#29W12055 & LOC#29W12044

OWNER: JEFFREY R. PATTERSON AND VICKI L. SPEELER
2523 NEW HAVEN CIRCLE
SUN CITY CENTER, FL 33573
727-637-1163

ADDRESS: 5510 & 5512 HUNTER'S FORD ROAD
PACIFIC, MO 63069

ZONING: R-1 SINGLE FAMILY RESIDENCE
& R-3 SINGLE FAMILY RESIDENCE

I, Cameron Lueken, hereby certify to Jeffrey R. Patterson & Vicki L. Speeler, that this survey was completed under my direct supervision; and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

WSE WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET UNION, MO 63084
(636) 583-8400
MISSOURI STATE CERTIFICATE OF AUTHORITY:
CIVIL ENGINEERING: 001086
LAND SURVEYING: 000253

STATE OF MISSOURI
CAMERON D. LUEKEN
NUMBER LS-2000164340
REGISTERED LAND SURVEYOR

Cameron Lueken,
P.L.S. 2000164340
P.L.S. for Wunderlich Surveying & Engineering Inc.
Franklin County Surveyor

BOUNDARY ADJUSTMENT

A TRACT OF LAND IN US SURVEY 2010
TOWNSHIP 43 NORTH, RANGE 3 EAST IN
THE CITY OF EUREKA, ST. LOUIS COUNTY,
MISSOURI

SCALE: 1"=50'	SHEET
JOB: 8037	1 OF 1
DATE: 8/16/23	
SC: RC	
DWN: CV	
REV: 9/1/23	