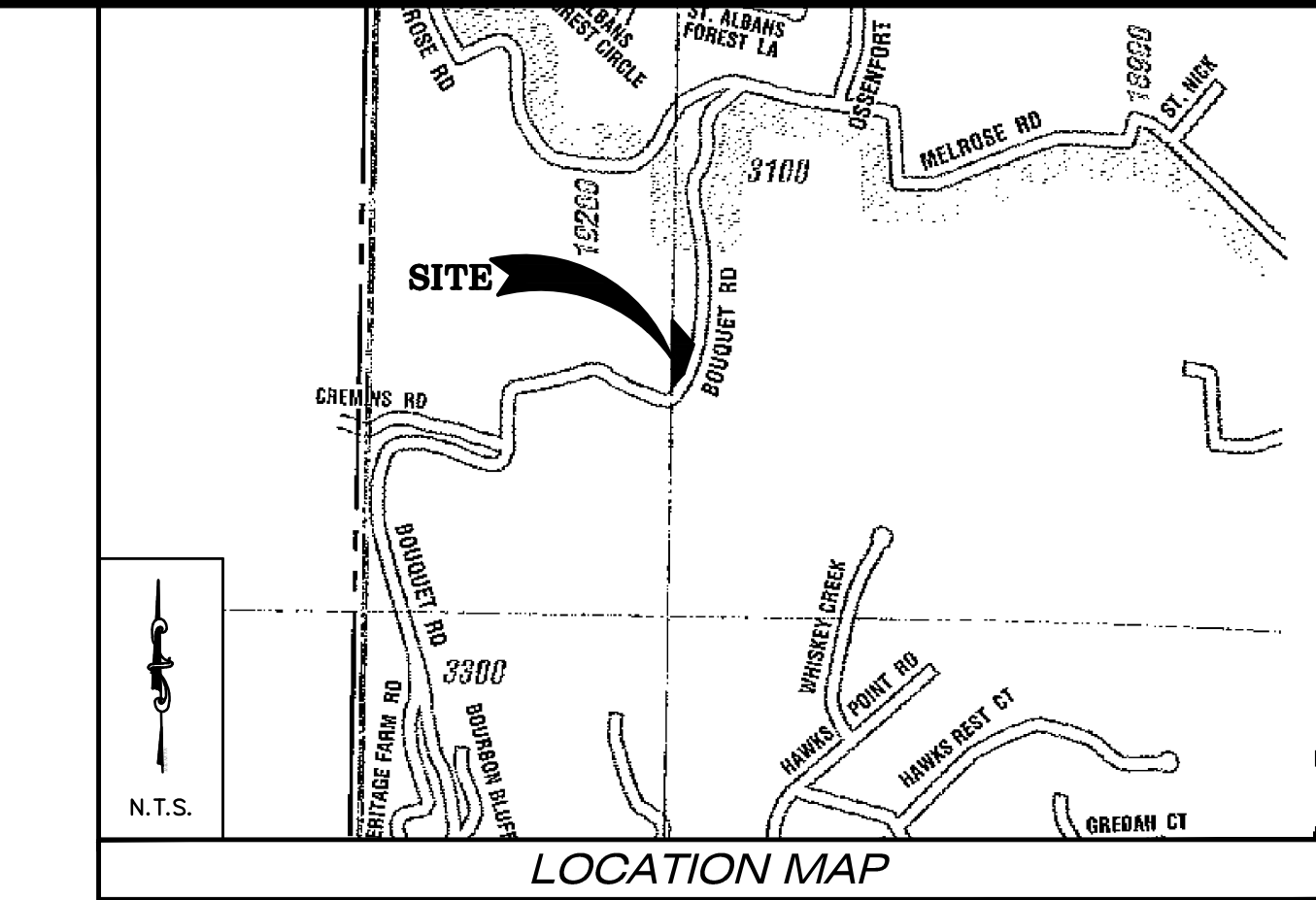
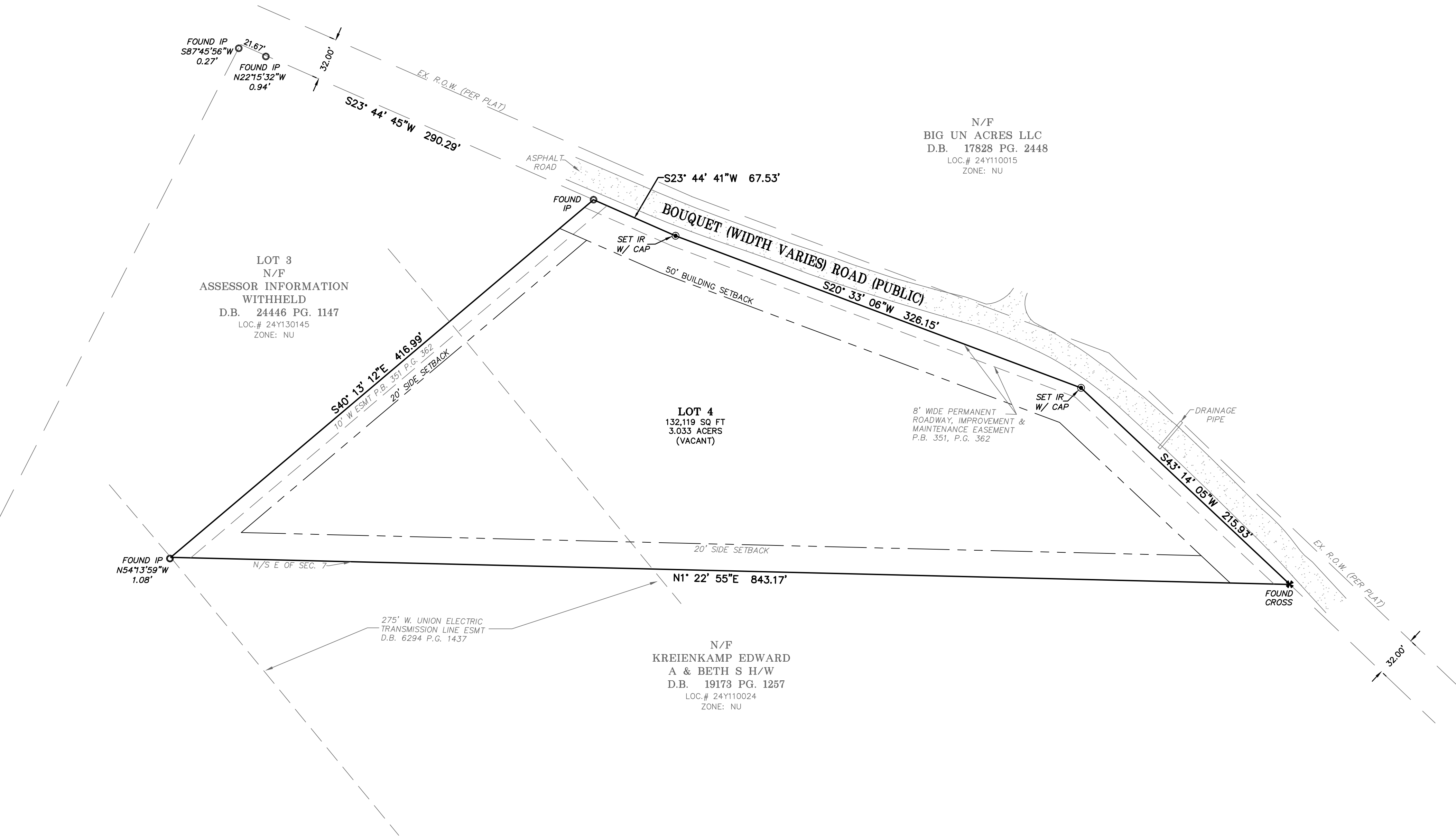
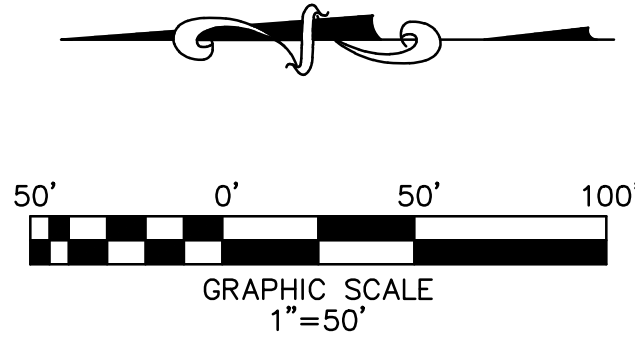


A BOUNDARY & IMPROVEMENT SURVEY FOR  
**3107 BOUQUET ROAD**  
A TRACT OF LAND BEING LOT 4 OF CLAYCREST ESTATES  
PLAT BOOK 351, PAGE 362  
LOCATED IN SECTION 7, TOWNSHIP 44 NORTH, RANGE 3 EAST,  
ST. LOUIS COUNTY, MISSOURI



DEVELOPMENT NOTES:

- Site Address:  
3107 Bouquet Rd,  
Glencoe MO, 63038  
Loc.# 24Y110033
- Owner Information:  
Griffith John M & Margaret A H/W  
4 Berry Bluff Ct,  
Ballwin MO, 63011  
Deed Book 17663 Book 1837
- Area of Tract: 132,119 Square Feet or 3.03 Acres, more or less
- Present Zoning: "NU" Non-Urban District (Wildwood)  
  
"NU" Non-Urban District Dimensional Requirements  

Front Yard Setback:	50 Feet
Side Yard Setback:	30 Feet of any property line other than a R/W line
Rear Yard Setback:	30 Feet of any property line other than a R/W line
Minimum Site Area:	10,000 SqFt.
- Utility Provider Districts:

Water:	Missouri American Water	Situs Served
Sewer:	MSD Distribution	No
Telephone:	Spire Missouri East	Yes
Gas:	Ameren Missouri Electric	Yes
Electric:	Metro West	Yes
Fire District:	Rockwood	
School District:		
- According to the FIRM Flood Insurance Rate Map 29189C0255K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
- THD Design Group, Inc. has used exclusively the title commitment policy supplied by Old Republic Title Company of St. Louis, Inc., Commitment No. 2200508, having an effective date of January 20, 2022. The results of the Schedule B, Section II are listed below.  
  
Commitment NO. 2200508  

Item 1-3:	Not of Survey Nature
Item 4:	Building lines, easements, restrictions, rights and power of trustee according to plot recorded in Plot 351 Page 362 and instrument recorded in Book 15053 Page 2738 (as shown hereon).
Item 5:	Easements Per 1124/397, 1129/246, 4547/160, and 4547/225 (Note: documents refer to H frame structures, lines and supplemental lines not specifically located by dimensions blanket in nature).
Item 6:	Easements per 6294/1437 (shown hereon), 6296/133, and 8122/333 (does not affect the subject's property).
Item 7-10:	Not of Survey Nature
- Basis of Bearings: Grid North, Missouri State Plane Coordinate System (2401), NAD' 83, East Zone
- Evidence of an existing overhead electrical line was identified at the time of the survey. No record of an easement for this facility was found in the title commitment document provided. Existence of an unrecorded or recorded easement may or may not exist.

SYMBOL LEGEND

- |                   |                       |
|-------------------|-----------------------|
| * FOUND CROSS     | ● SET IRON ROD W/ CAP |
| ○ FOUND IRON PIPE | ⊕ BENCHMARK           |

LAND DESCRIPTION:

Lot 4 of Claycrest Estates, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 351 Page 362 of the St. Louis County Records.

SURVEYOR CERTIFICATE:

This is to certify that at the request of James P. Toel and Cristine M. Toel / Old Republic Title Company of St. Louis, Inc., we have during the month of June, 2022 executed a Boundary & Improvement Survey on Lot 4 of Claycrest Estates, a Subdivision in Saint Louis County, according to the plat thereof recorded in Plat Book 351 Page 362 of the St. Louis County Records. Missouri Records. The results reflect the conditions found at the time of the survey, are correctly shown above and conform to the current standards for urban class property boundary surveys as issued by the Missouri Department of Agriculture and the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects. This survey was conducted under the immediate personal supervision of the undersigned registered land surveyor. The easements, restrictions, and building lines shown are based on record plat information or on information supplied by the client. No investigation has been made by THD Design Group as to the present status of any easements, restrictions, or building lines, shown or not shown, affecting the tract surveyed.

I, Brian J. Fischer, a duly registered land surveyor, licensed in the State of Missouri hereby state for and on behalf of THD Design Group to James P. Toel and Cristine M. Toel / Old Republic Title Company of St. Louis, Inc. that a survey of the above described premises was conducted by me or under my responsible charge on June 8, 2022 with the current Missouri Standards for Boundary Surveys and that the survey accurately reflects all improvements, including fences, recorded easements and unrecorded visible easements.

THD DESIGN GROUP, INC.  
"your solution for engineering and surveying"

A BOUNDARY & IMPROVEMENT SURVEY FOR  
**3107 BOUQUET ROAD**  
A TRACT OF LAND BEING LOT 4 OF CLAYCREST ESTATES PLAT BOOK 351, PAGE 362  
LOCATED IN SECTION 7, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI



Date: Jun 27, 2022  
Brian J. Fischer  
License No. LS-002584  
Professional Land Surveyor

PROJECT NUMBER: 22-5007

DATE: 06/27/2022

DRAWN BY: BST