

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

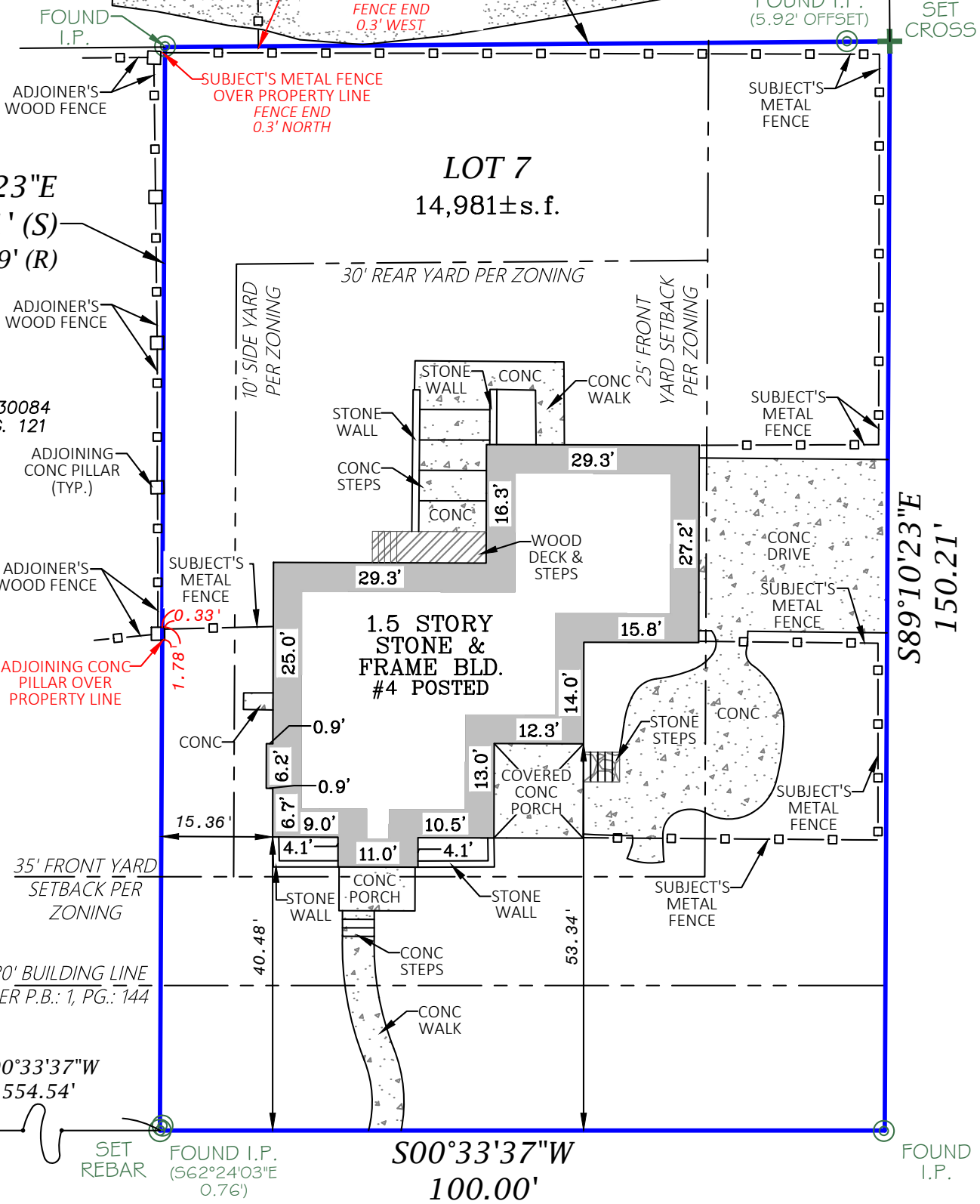
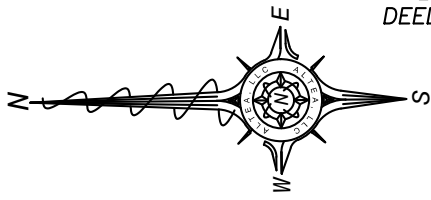
4 PARKLAND AVENUE

LOT 7 IN BLOCK 3 OF PARKLAND PLACE
PLAT BOOK: 1, PAGE: 144
ST. LOUIS COUNTY, MISSOURI

GLENDALE TERRACE
P.B. 9, PG. 35

N/F
LOCATOR: 23L120074
DEED DOC: 2024111200743

N00°06'20"E
100.00'



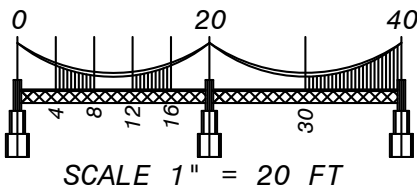
LOT 6
N/F
LOCATOR: 23L130084
D.B. 24075, PG. 121

S89°10'23"E
149.41' (S)
149.49' (R)

LOT 7
14,981± s.f.

WEST LOCKWOOD AVENUE (R.O.W. 40' W)

(FORMERLY JACKSON ROAD)



LOCATOR:
23L130536
LOT 1

S00°33'37"W
554.54'

S00°33'37"W
100.00'

FOUND I.P.

BASIS OF BEARINGS
BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 24, 2026 WITH THE FOLLOWING PARAMETERS:

ZONE:
MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
N (Y) = 302843.569 (METERS)
E (X) = 253367.387 (METERS)
ELEVATION = 459.87'
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD88 (GEOID12B)

PARKLAND AVENUE (R.O.W. 45' W)
(FORMERLY MAPLE AVENUE)

TITLE DISCLAIMER
THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

LINE TYPES	
	CHAIN FENCE
	EASEMENT
	LINE
	SETBACK LINE
	PARCEL LINE
	U.S. SURVEY/ SECTION LINE
	BOUNDARY LINE
	WOOD/VINYL/ METAL FENCE
	WIRE FENCE
	BUILDING FOOTPRINT
	CENTERLINE

1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.5'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK S.F.=SQUARE FEET N/F=NOW OR FORMERLY C/L=CENTERLINE CONC=CONCRETE R.O.W.=RIGHT-OF-WAY

SURVEYOR'S STATEMENT

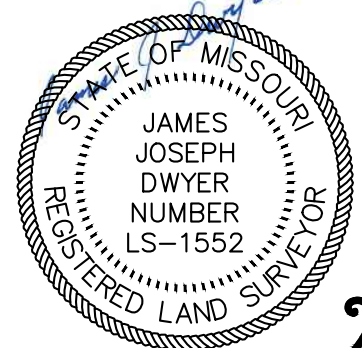
AT THE REQUEST OF CHARLIE BRENNAN AND MCKELVEY HOMES, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2026, EXECUTED A BOUNDARY RETRACEMENT & IMPROVEMENT SURVEY OF LOT 7 IN BLOCK 3 OF PARKLAND PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 144 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 2-25-26

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
© 2026 ALTEA, LLC

PROJECT NUMBER: **26-0397-O**

SHEET	FIELD CREW & FIELD DATE:
1	SJL-2/24/26
OF 1	DRAFTER: LD/SG
	DRAFTED ON: 2/24/2026
	REVIEWER: BLH
	REVIEWED ON: 2/24/2026



ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731