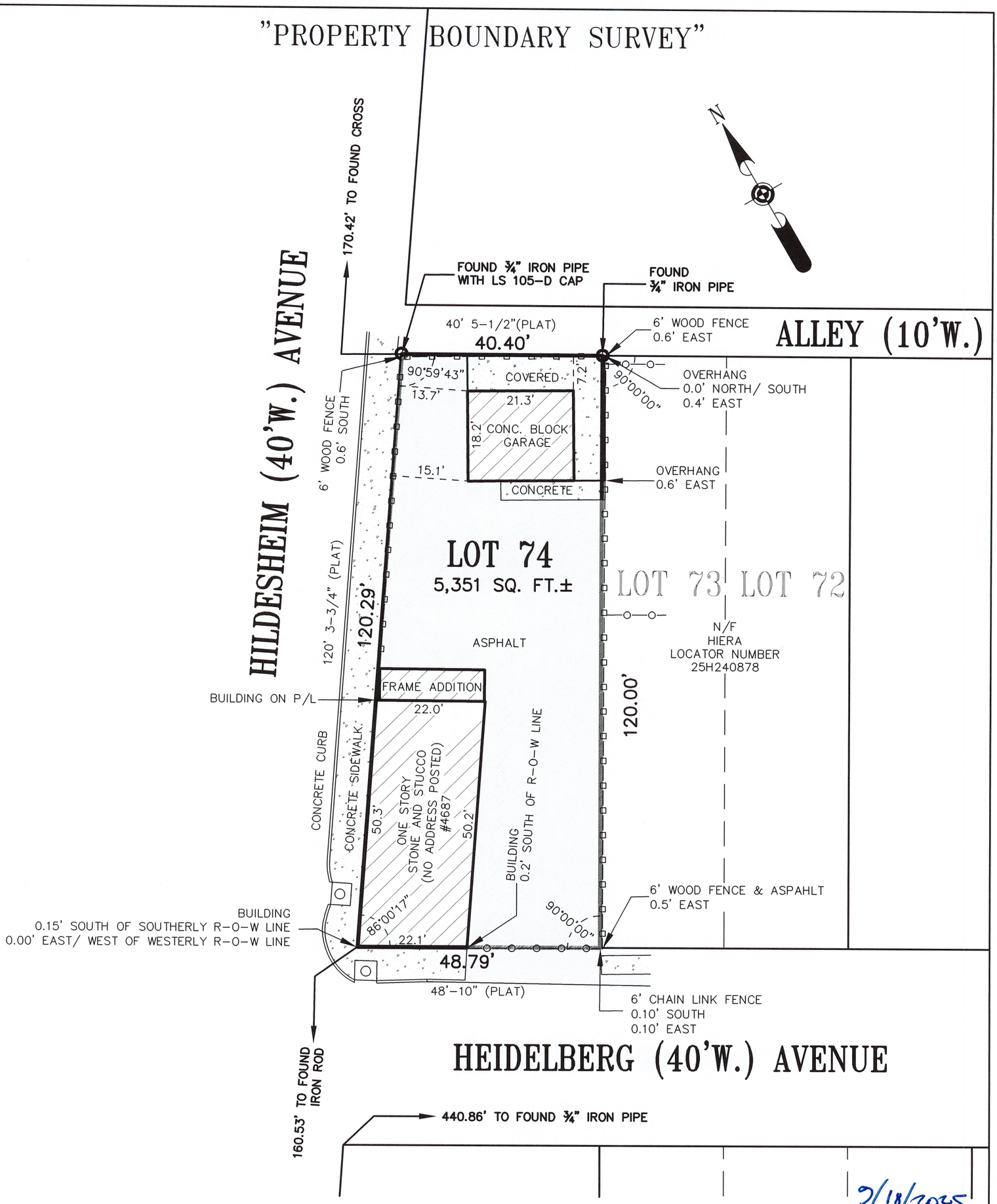
"PROPERTY BOUNDARY SURVEY"



No Title Report provided at time of Survey. (All easements may not be shown)

This is to certify that we, **James Surveying Company**, at the request of **Michael Powers**, we have, on the **10th day of September, 2025**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **Lot 74 in Block 2 of MC DERMOTT'S HANOVER HEIGHTS 2nd ADDN, according to the plat thereof recorded in Plat Book 9, Page 9 of the St. Louis County Records in St. Louis County, Missouri**, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. **This Boundary Survey is non-transferable.**

9/18/2025

STATE OF MISSOURI
LEO J. KLUTHO
NUMBER PLS-2005019212
PROFESSIONAL LAND SURVEYOR

LEO J. KLUTHO
Professional Land Surveyor
In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2005019212
EXPIRES: DECEMBER 31, 2025

JAMES SURVEYING COMPANY

GRAPHIC SCALE 1" = 20'

Surveyed by: M.M.
Drafted by: A.L.
Dated: September 18, 2025
Revised: -
Survey Number: 217537

Project: Property Boundary Survey: 4687 Heidelberg Avenue Saint Louis, MO 63123

10811 BIG BEND BOULEVARD; KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006
ORIGINAL CERTIFICATE/LICENSE NUMBER 000129