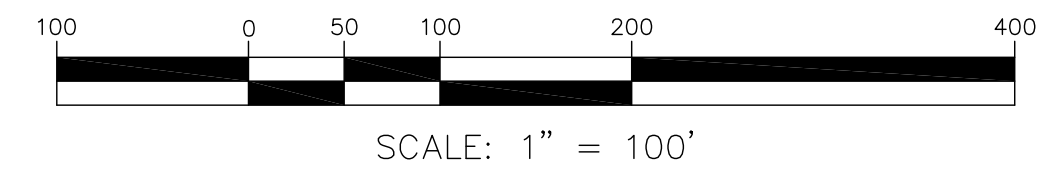
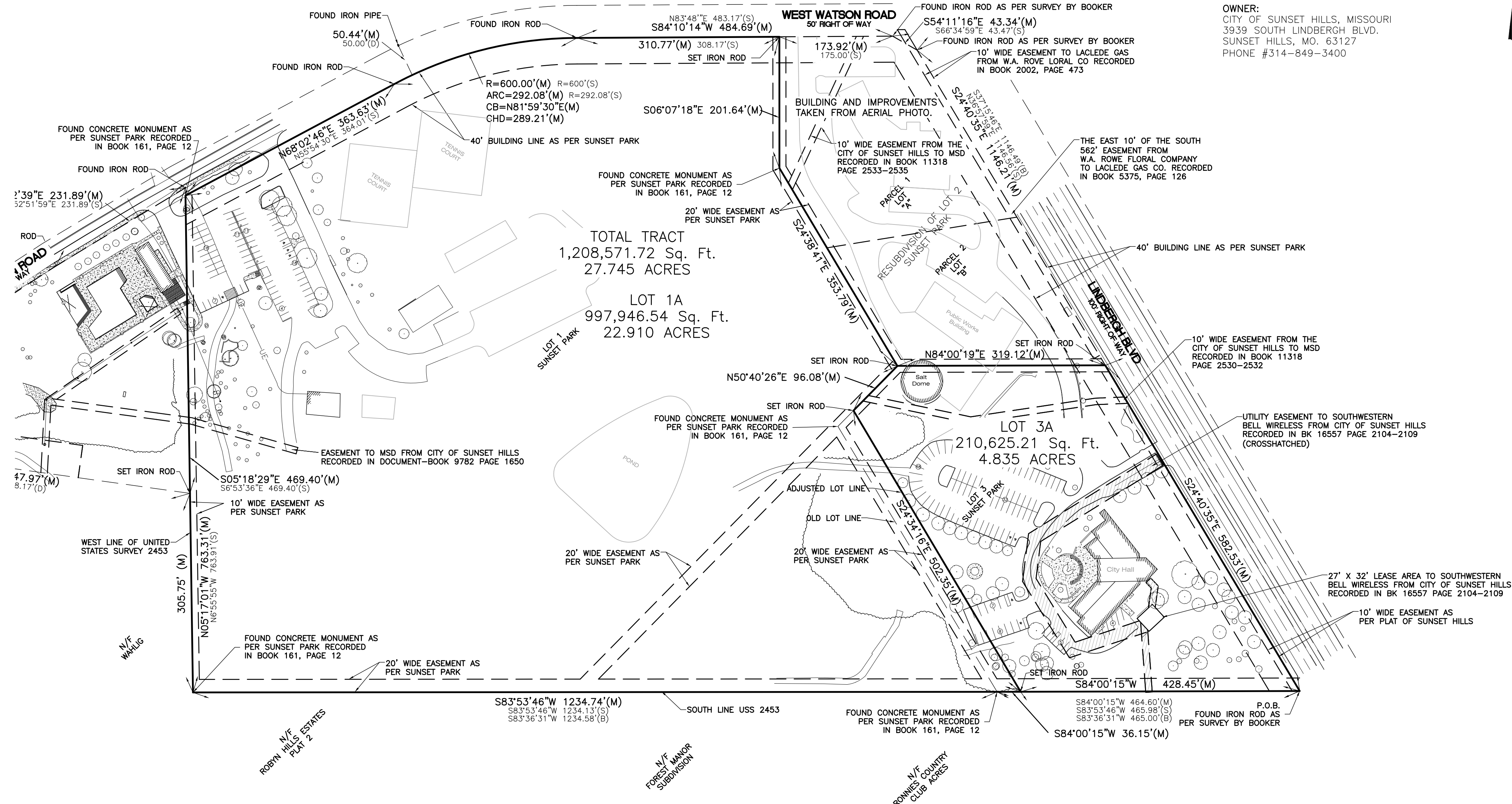


BOUNDARY ADJUSTMENT PLAT

LOTS 1 AND 3 OF SUNSET PARK,
BEING PART OF UNITED STATES SURVEY 2453,
TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE 5TH P.M.
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI



OWNER:
CITY OF SUNSET HILLS, MISSOURI
3939 SOUTH LINDBERGH BLVD.
SUNSET HILLS, MO. 63127
PHONE #314-849-3400



Notes:

1. North derived from bearing of record for the south line of Lot 1 of "Sunset Park" as recorded in Book 161, Page 12 of the St. Louis County Recorder of Deeds Office. (S83°-53'-46"W)
2. Underground structures, facilities, and utilities have been plotted from available records, surveys, deeds and field info. Their location must be considered approximate only. There may be others the existence which is presently not known.
3. Boundary information as shown hereon taken from "Sunset Park" as recorded in Book 161, Page 12, "A Resubdivision of Lot 2 Sunset Park" as recorded in Book 162, Page 167, General Warranty Deed recorded in Book 8049, Page 819 all of the St. Louis County Recorder of Deeds Office and ALTA Plain Language Commitment from Fidelity National Title Insurance Company, File Number 20090093, Commitment Date: January 22, 2009.
4. M = Boundary information as obtained in January and February 2009 by BFA.
5. S = recorded boundary information as per "Sunset Park" as recorded in Book 161, Page 12 of the St. Louis County Recorder of Deeds Office.
6. s = recorded boundary information as per "A Resubdivision of Lot 2 Sunset Park" as recorded in Book 162, Page 167, General Warranty Deed recorded in Book 8049, Page 819 of the St. Louis County Recorder of Deeds Office
7. B = recorded boundary information as per Site Geometrics Plan Drawing C1.2 dated 3-14-97 and Site Plan Additions Drawing C1.5 dated 3-14-97 by Booker Associated, Inc.

OWNER'S CERTIFICATE

We, the undersigned owners of the tract of land described in the foregoing surveyor's certificate and as plotted hereon, have caused the same to be surveyed and subdivided in the manner shown on this plat.

The subdivision shall hereafter be known as, "Boundary Adjustment Plat of Lots 1 and 3 of Sunset Park".

IN WITNESS WHEREOF, I have executed this plat as Mayor of the City of Sunset Hills, St. Louis County, Missouri.

this _____ day of _____, 2009.

Mike Svoboda, Mayor

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)SS

On this ____ day of _____, 2009, before me personally appeared, Mike Svoboda, Mayor of the City of Sunset Hills, County St. Louis State of Missouri, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed said instrument as an officer of and behalf of the City of Sunset Hills.

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.

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

This is to certify that by authority of Ordinance No. _____ dated _____, 2009 this Boundary Adjustment Plat of Lots 1 and 3 of Sunset Park" as recorded in Book 161, Page 12 of the St. Louis County Recorder of Deeds Office has been approved by the City of Sunset Hills, Missouri on this _____ day of _____, 2009.

Mike Svoboda, Mayor

DIRECTOR OF PLANNING
CITY OF SUNSET HILLS
ST. LOUIS COUNTY, MISSOURI

This plat has been reviewed for compliance with Section 1005.360 of the Subdivision Ordinance, that no additional lots have been created by this Plat, the lots depicted on the Plat are not begin reduced below the current zoning and subdivision requirements, and that eh Plat is being approved by the Department of Planning, not the County Council.

Rodney Stecher, Chairman, Planning and Zoning

DESCRIPTION:

A tract of land being all of Lots 1 and 3 of "Sunset Park" as recorded in Book 161, Page 12 of the St. Louis County Recorder of Deeds Office, being part of United States Survey No. 2453, Township 44 North, Range 5 East of the 5th P.M., City of Sunset Hills, St. Louis County, Missouri to wit:

Beginning at a found at the southeast corner of said Lot 3, also being on the west right-of-way line of Lindbergh Boulevard, also being the north line of Ronnies Country Club Acres Subdivision; thence along the south line of said Lot 3 and the south line of said Lot 1 and the north line of said Country Club Acres Subdivision and the north line of Forest Manor Subdivision and the north line of Robyn Hills Estates Subdivision S84°-00'-15"W 428.25 ft. to a set iron rod, thence S84°-00'-15"W 36.15 ft. to a found concrete monument at the southwest corner of said Lot 3, also being the southeast corner of said Lot 1; continue thence along said north subdivision line and the south line of said Lot 1 S83°-53'-46"W 1234.74 ft. to a found concrete monument at the southwest corner of said Lot 1; thence leaving said line along the west line of said Lot 1 N05°-17°-01"W 763.31 ft. to a found concrete monument at the northwest corner of said Lot 1, also being on the south right-of-way line of Watson Road; thence leaving said west lot line along the north line of said Lot 1 and said south right-of-way line N68°-02'-46"E 363.63 ft. to a found iron rod, thence along a curve deflecting to the right having a radius of 600.00 ft., an arc length of 292.08 ft., a chord bearing of N81°-59'-30"E, a chord distance of 289.21 ft. to a found iron rod, thence S84°-10'-14"W 310.77 ft. to a set iron rod at the northeast corner of said Lot 1, also being the northwest corner of Lot "A" of the "Resubdivision of Lot 2 Sunset Park" as recorded in Book 162, Page 167 of said recorder's office; thence leaving said line along the east line of said Lot 1 and the west line of said Lot "A" S06°-07'-18"E 201.64 ft. to a found concrete monument, continue thence along said east lot line and said west lot line and the west line of Lot "B" of said resubdivision plot S24°-38'-41"E 353.79 ft. to a set iron rod at the southeast corner of said Lot "B", also being on the north line of said Lot 3; thence leaving said west lot line along the north line of said Lot 3 and the south line of said Lot "B" N84°-00'-19"E 319.12 ft. to a set iron rod at the northeast corner of said Lot 3, also being the southeast corner of said Lot "B", also being on said west right-of-way line; thence leaving said line along the east line of said Lot 3 and said west right-of-way line S24°-40'-35"E 582.53 ft. to the point of beginning, containing 27.745 acres.

RECORD DESCRIPTIONS

- Lot 1 of Sunset Park, according to the plat thereof recorded in Plat Book 161 page 12 of the St. Louis County Records:
- Lot 3 of Sunset Park, according to the plat thereof recorded in Plat Book 161 page 12 of the St. Louis County Records.

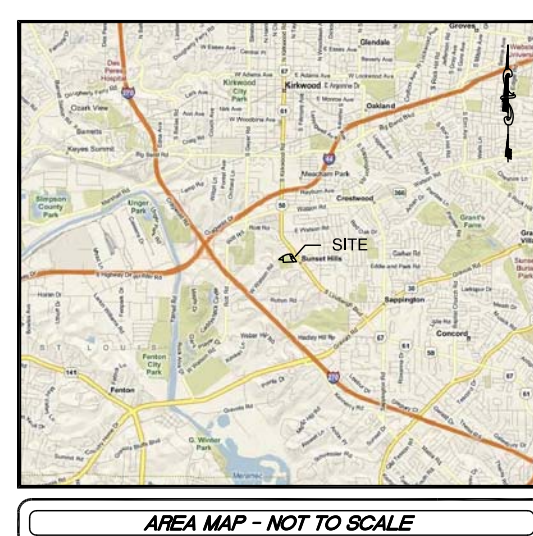
COUNTY OF ST. LOUIS)
STATE OF MISSOURI)SS

This is to certify to the City of Sunset Hills that we have during the month of April, 2009 executed a Boundary Adjustment Plat of a tract of land being all of Lots 1 and 3 of "Sunset Park" as recorded in Book 161, Page 12, being part of United States Survey 2453, Township 44 North, Range 5 East of the 5th P.M., City of Sunset Hills, St. Louis County, Missouri.

To the best of my knowledge and belief this plat or map was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" of the Missouri Department of Natural Resources, Division of Land Survey and meets the accuracy requirement of an "Urban Property" as defined therein.

Date _____

Mark R. Frankenberg P.L.S. 2365
State of Missouri
Registered Land Surveyor
Buescher Frankenberg Associates, Inc.



AREA MAP - NOT TO SCALE

BOUNDARY ADJUSTMENT PLAT

LOTS 1 AND 3 OF SUNSET PARK,
BEING PART OF UNITED STATES SURVEY 2453,
TOWNSHIP 44 NORTH, RANGE 5 EAST OF THE 5TH P.M.
CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI

TELEPHONE: (636) 239-4751

BFA

CONSULTANTS-ENGINEERS-SURVEYORS

103 ELM STREET
WASHINGTON, MISSOURI 63090

DRAWN	S.J.L. R.H.F.3
CHECKED	M.R.F.
DATE	04-13-09
SCALE	1"=100'
JOB No.	3008
SHEET NAME	BOUNDARY ADJUSTMENT PLAT